



## Lithgow, 44-46 Lett Street

### Duplex in the Heart of Town

With a great central position, a proven strong occupancy rate, and 2 existing leases in place, this well kept duplex is the perfect addition to your investment portfolio.

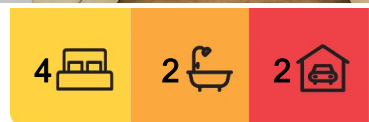
Both sides are well presented throughout and offer modern laminate kitchens, modern tiled bathrooms, and original timber lining boards. There is a sunny North facing rear deck to both along with rear lane access to a double carport. The 3 bedroom and 1 bedroom designs cater for a variety of tenant profiles.

Currently offering a combined weekly rental return of \$580 per week.

44 Lett - \$240 per week leased until 12th January 2026.

46 Lett Street - \$340 per week leased until 12th July 2025.

A quality property in a desirable location.



**For Sale**  
\$610,000

**View**  
[ljhooker.com.au/1B0TF9X](http://ljhooker.com.au/1B0TF9X)

**Contact**  
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**LJ Hooker Lithgow**  
**(02) 6351 2548**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	1B0TF9X
<b>Property Type</b>	DuplexSemi-detached
<b>House Size</b>	251 m2
<b>Land Area</b>	493.2 m2

### Jamie Giokaris 0418 201 028

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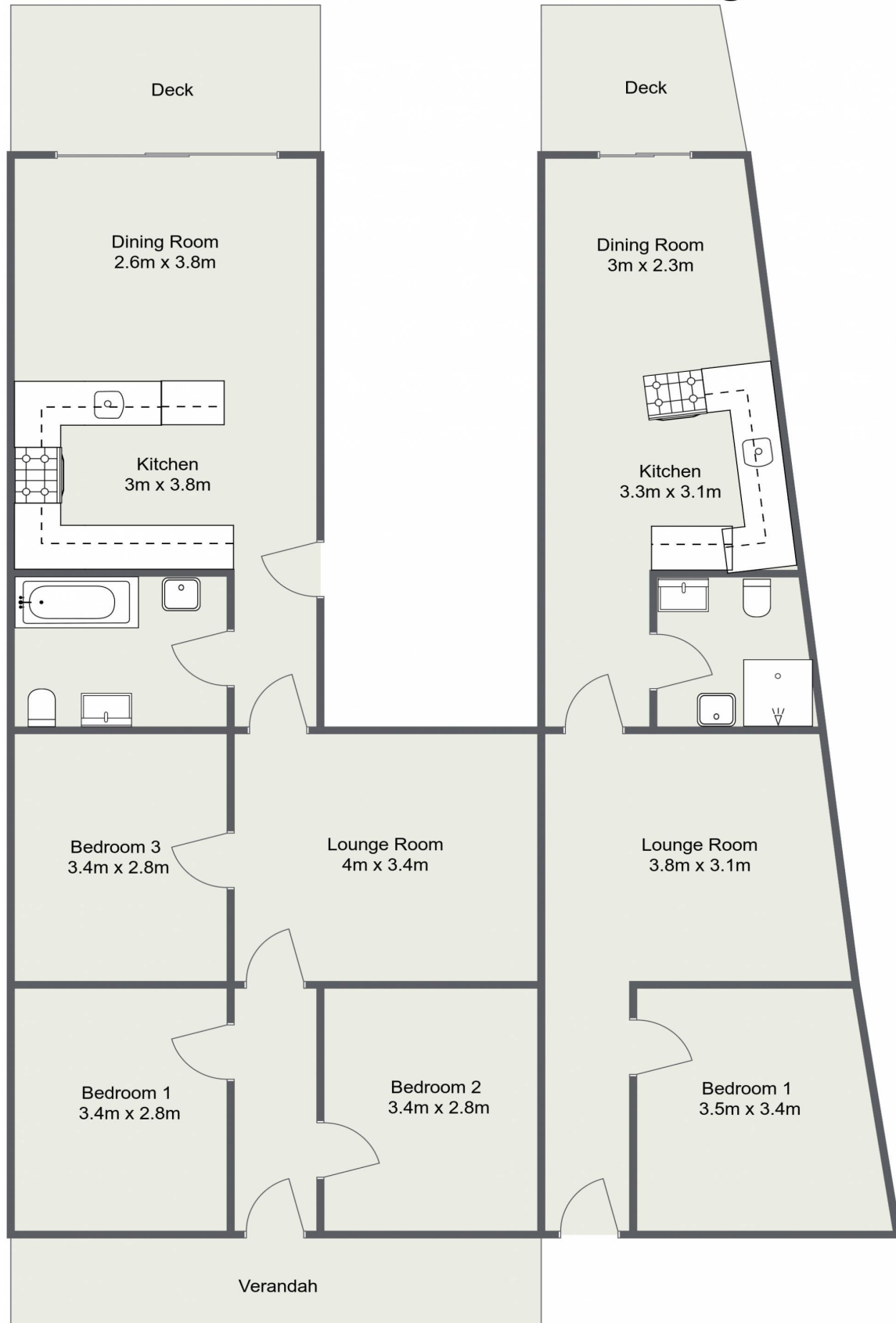
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.