



Lithgow, 108 Sandford Avenue

Excellent Investment or First home

With a pleasant mountain back drop and central location, this neat clad home makes an ideal investment or first home.

The interior is well presented and offers 3 bedrooms, a modern kitchen, an open plan living and dining room with study nook, a formal lounge room, and a neat modern bathroom. There is gas central heating throughout, and a covered front porch.

The 518 square metre block is private and features a large colourbond garage with workshop space.

Currently leased at \$360 per week to an excellent tenant, with vacant possession available if required.

Call today to book your inspection.



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.



For Sale
\$465,000

View
ljhooker.com.au/14KMF9X

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LJ Hooker Lithgow
(02) 6351 2548

More About this Property

Property ID	14KMF9X
Property Type	House
House Size	108 m ²
Land Area	518.5 m ²

Blake Edgell 0434 579 426

Sales Agent | bedgell@ljhlithgow.com.au

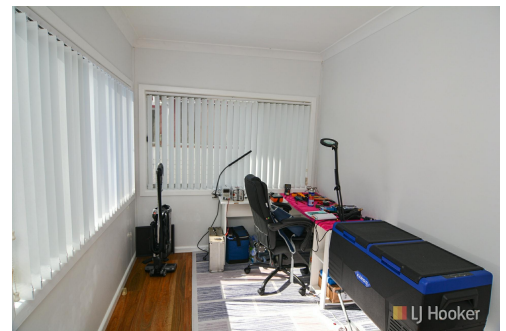
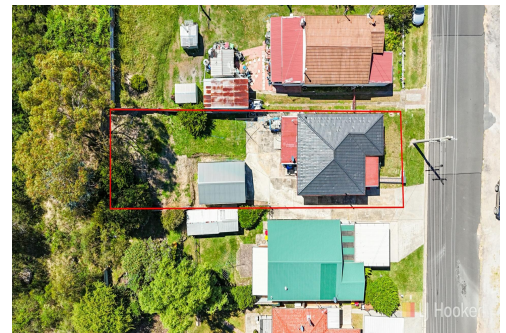
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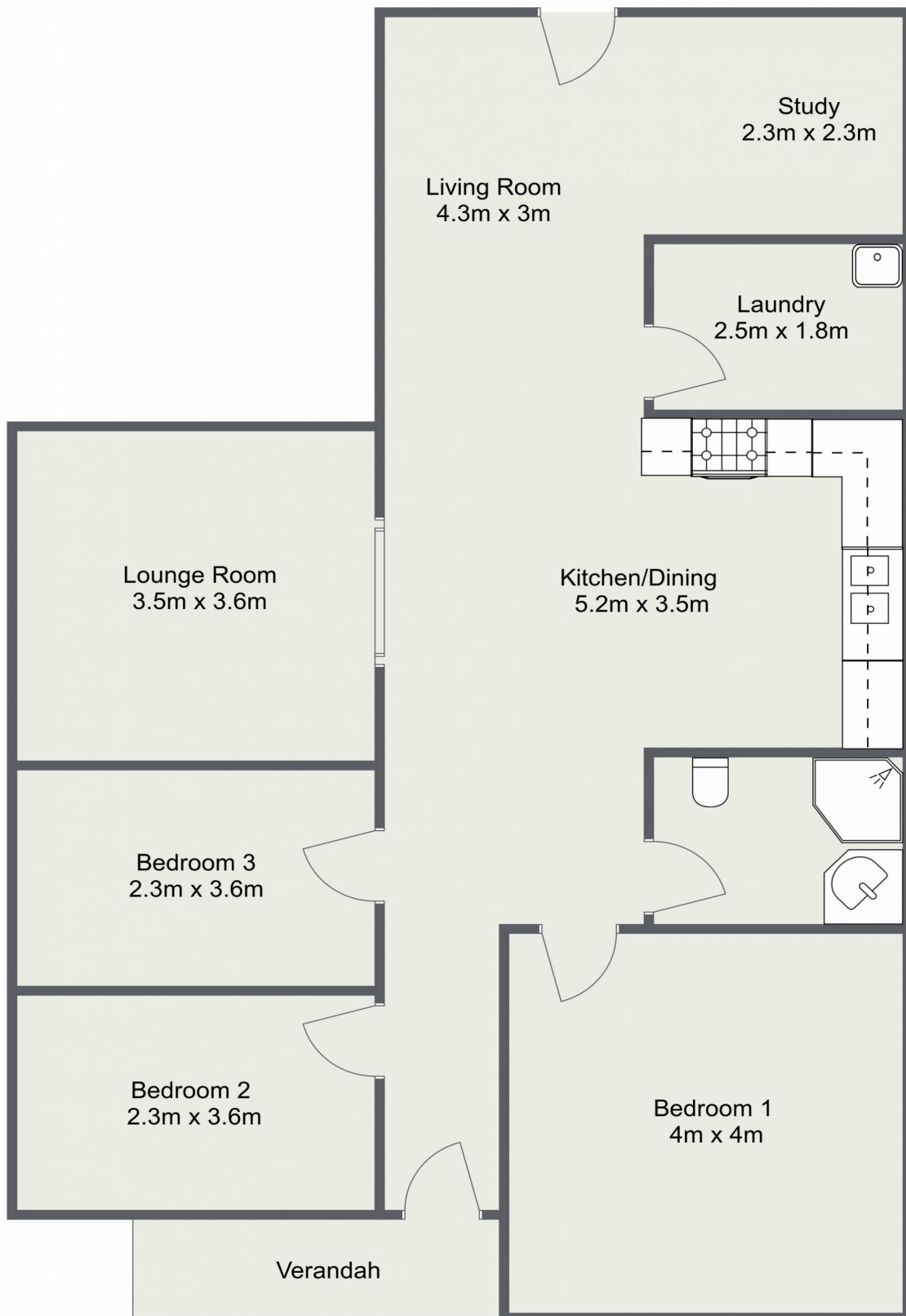
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.
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