



11 Musket Parade, Lithgow

## Affordable Entry Level Home

This neat fibro clad cottage has a desirable, high side of the street position and modern presentation throughout.

The floor plan features 2 bedrooms with built-in robes, a modern bathroom with separate toilet, a neat kitchen with electric cooktop, and an open plan living and dining room with gas heating.

The yard is easy care and there is a single lock up garage. All set on a 531 square metre block.

A clean and tidy home in a great location.

- Mt Victoria Pass is temporarily closed, however Lithgow is still accessible from Sydney and the Blue Mountains via the Darling Causeway diversion from the Great Western Highway and alternatively the Bells Line of Road. Allow an extra 20 minutes travel time.

2 1 1

**FOR SALE**  
\$435,000

**VIEW**  
By Appointment

**AGENTS**  
Jamie Giokaris  
0418 201 028  
jgiokaris@ljhlithgow.com.au

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

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.

**LJ Hooker**

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | 1JWGF9X  |
| Property Type | House    |
| House Size    | 68 m2    |
| Land Area     | 531.1 m2 |

**Jamie Giokaris 0418 201 028**

Principal | [jgiokaris@ljhlithgow.com.au](mailto:jgiokaris@ljhlithgow.com.au)

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

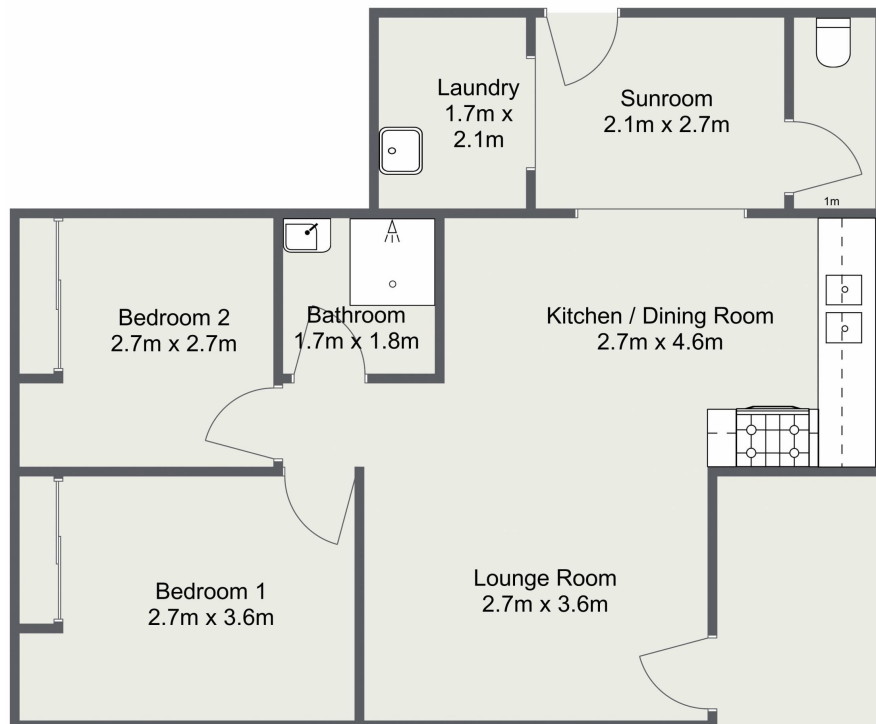
201 Main Street, LITHGOW NSW 2790

[lithgow.ljhooker.com.au](mailto:lithgow.ljhooker.com.au) | [enquiries@ljhlithgow.com.au](mailto:enquiries@ljhlithgow.com.au)



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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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