

## Lithgow, 12 Victoria Avenue

Brimming with Character

A very well presented weatherboard clad home with a quiet family neighbourhood and mountain aspect. There are 2 good sized bedrooms, loungeroom with polished floorboards and a study/separate dining room or 3rd bedroom. The modern laminated kitchen is very practical and functional and there is a neat tiled bathroom. The rear yard is fully fenced with a single garage and room for extra vehicle access to the yard from the rear laneway. A great opportunity for the first home buyer or investor.

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**For Sale**  
\$445,000

**View**  
[ljhooker.com.au/1CCWF9X](http://ljhooker.com.au/1CCWF9X)

**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

Property ID	1CCWF9X
Property Type	House
House Size	85 m <sup>2</sup>
Land Area	366 m <sup>2</sup>
Including	Study

**Jamie Giokaris 0418 201 028**

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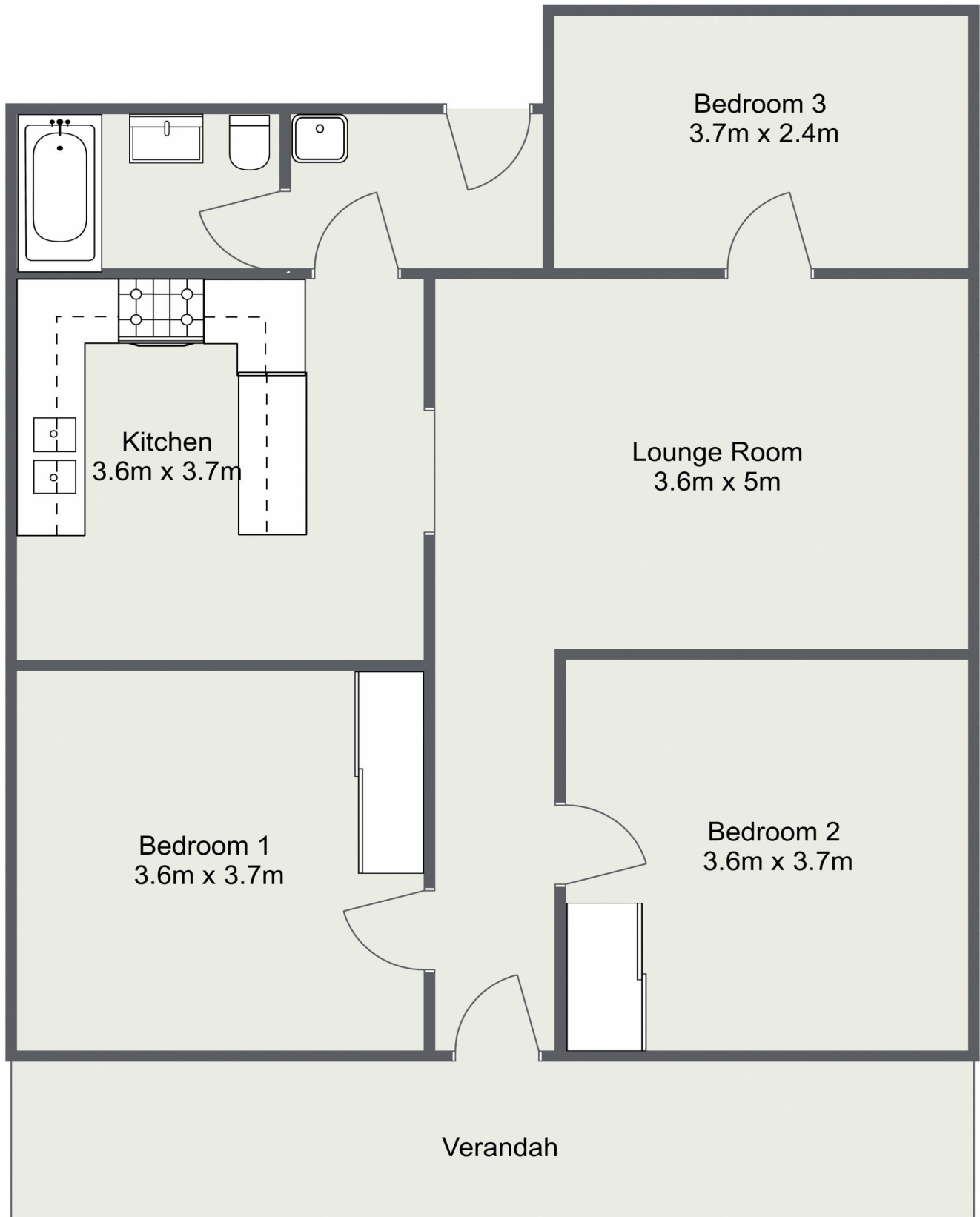
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.  
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