



144 Hassans Walls Road, Lithgow

## "Bechholm" - Circa 1912

A landmark Victorian residence, "Bechholm" is a grand double storey residence of rare significance, proudly positioned in the very heart of Lithgow and overlooking the open green expanse of Queen Elizabeth Park.

Completed Circa 1912, the home is recognised as the first and largest house built in the original Cooerwull Estate extension, establishing it as a defining landmark within the streetscape.

The home's commanding brick facade, patterned slate roof with terracotta ridging and finials, and elegant two storey verandah with original cast iron lacework, immediately reflect the stature and craftsmanship of its era. A brick and wrought iron boundary fence further enhances its strong street presence and heritage appeal.

Beyond its architectural importance, "Bechholm" offers a lifestyle that is increasingly hard to find. The property enjoys a central "walk everywhere" location, a convenient distance from shops, Queen Elizabeth Park, sporting fields and Lithgow swimming centre.

Established gardens provide a private and tranquil setting, complete with a BBQ and outdoor entertaining area, a hot house for year round gardening, and generous outdoor spaces ideal for family gatherings or

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### AUCTION

Thu 19th Mar @ 6:30PM

### VIEW

Sat 21st Feb @ 12:00PM - 12:45PM

### AGENTS

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### AGENCY

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quiet retreat. A substantial four car garage with a workshop offers exceptional storage and vehicle accommodation, a rare and highly practical feature for a home of this period.

Historically built as one of Lithgow's first executive homes, it has been held by only three owners since construction, with the current family proudly caring for "Bechholm" since 1978. This long custodianship is a testament to the home's warmth, liveability and enduring quality.

"Bechholm" represents a unique opportunity to secure a significant yet highly liveable Victorian home, where heritage, lifestyle and location combine in perfect balance.

## MORE DETAILS

Property ID	1JG7F9X
Property Type	House
House Size	150 m <sup>2</sup>
Land Area	632.3 m <sup>2</sup>

**Jamie Giokaris 0418 201 028**

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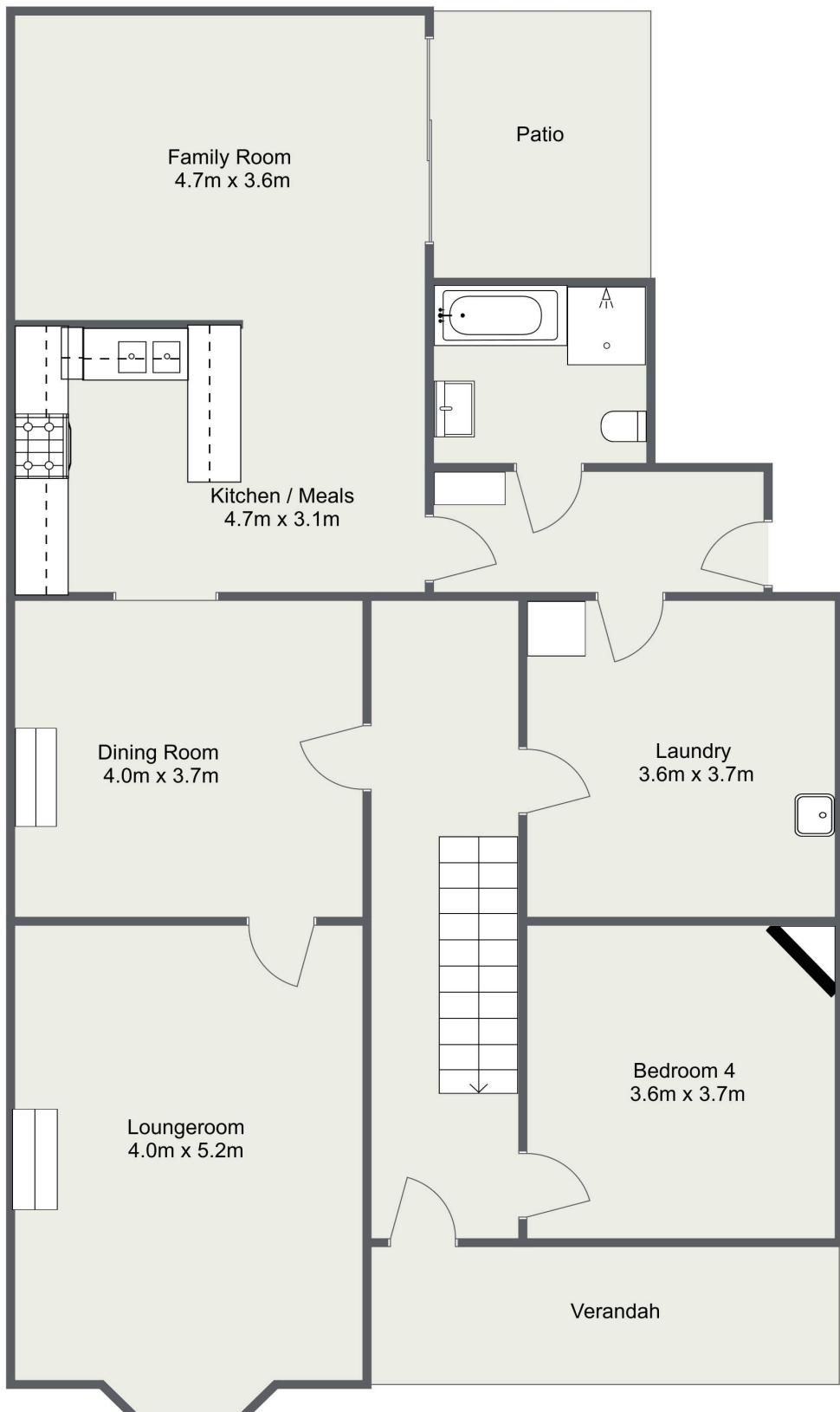
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.  
Interested parties are urged to rely on their own enquiries.