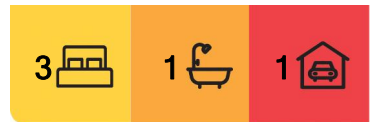


## Lithgow, 19 Beaufort Street

### Charming Family Home with Studio in Littleton



Welcome to 19 Beaufort Street, a beautifully renovated family home nestled in the peaceful and leafy suburb of Littleton. This delightful property offers a perfect blend of comfort, style, and versatility, making it an ideal choice for families, remote workers, and investors alike.

#### Key Features:

- \* 3 Spacious Bedrooms: All bedrooms are carpeted for added comfort, with one offering a stunning mountain view.
- \* Modern Bathrooms: Main bathroom features a shower, bathroom vanity and a toilet, and there is a toilet in the studio. Stylishly updated to meet all your family's needs.
- \* Freestanding Studio with toilet: Perfect for visitors or extended family.
- \* Open Plan Living: The kitchen and living area flow seamlessly, featuring a breakfast bar, open fireplace, and new ceiling fans. A skylight fills the space with abundant natural light.

**For Sale**  
\$545,000

**View**  
[ljhooker.com.au/1HD7F9X](http://ljhooker.com.au/1HD7F9X)

**Contact**  
**Blake Edgell**  
0434 579 426  
[bedgell@ljhlithgow.com.au](mailto:bedgell@ljhlithgow.com.au)  
**Jamie Giokaris**  
0418 201 028  
[jgiokaris@ljhlithgow.com.au](mailto:jgiokaris@ljhlithgow.com.au)



**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.

- \* Separate Study with Ethernet: A dedicated space for working remotely or a quiet retreat.
- \* Fully Renovated: Includes new electrical wiring, plumbing, stormwater, fencing, solar panels, air conditioning, and floating floors throughout the main living areas.
- \* New Windows with Mosquito Nets: Enjoy fresh air without the insects.
- \* New split system air conditioner.
- \* Spacious Backyard: Ideal for entertaining, with a back gate leading directly to a serene nature reserve.
- \* Garage with Workshop: Includes 1 parking space and a workshop area.
- \* Smart Lock on Front Door: Equipped with a digital code and programmable for fingerprints, enhancing security and convenience.

#### Location Highlights:

- \* Littleton Suburb: Known for its friendly neighbours and tranquil, leafy surroundings.
- \* Natural Beauty: Enjoy breathtaking mountain views from the comfort of your bedroom.
- \* Convenient Access: Close to local amenities, schools, and parks, making it a perfect location for families.

Don't miss this opportunity to own a versatile and inviting home in one of Littleton's most sought-after locations. Contact us today to schedule a viewing

## More About this Property

<b>Property ID</b>	1HD7F9X
<b>Property Type</b>	House
<b>House Size</b>	103 m2
<b>Land Area</b>	697 m2

#### Blake Edgell 0434 579 426

Sales Agent | [bedgell@ljhlithgow.com.au](mailto:bedgell@ljhlithgow.com.au)

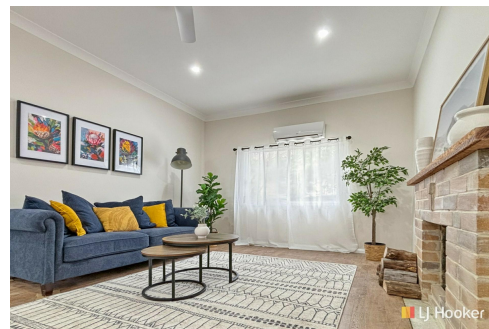
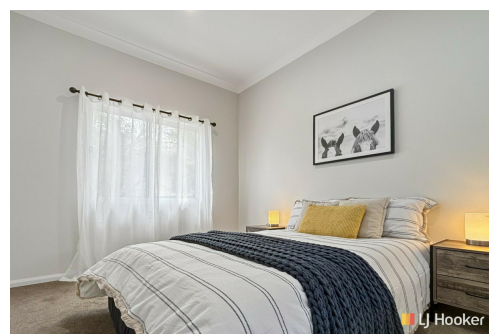
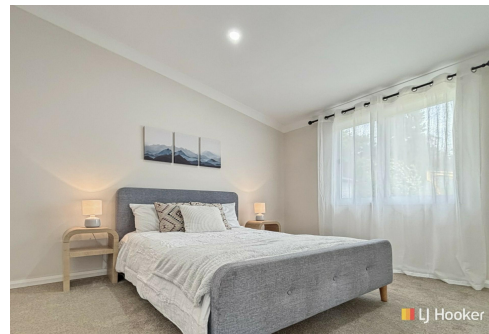
#### Jamie Giokaris 0418 201 028

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

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

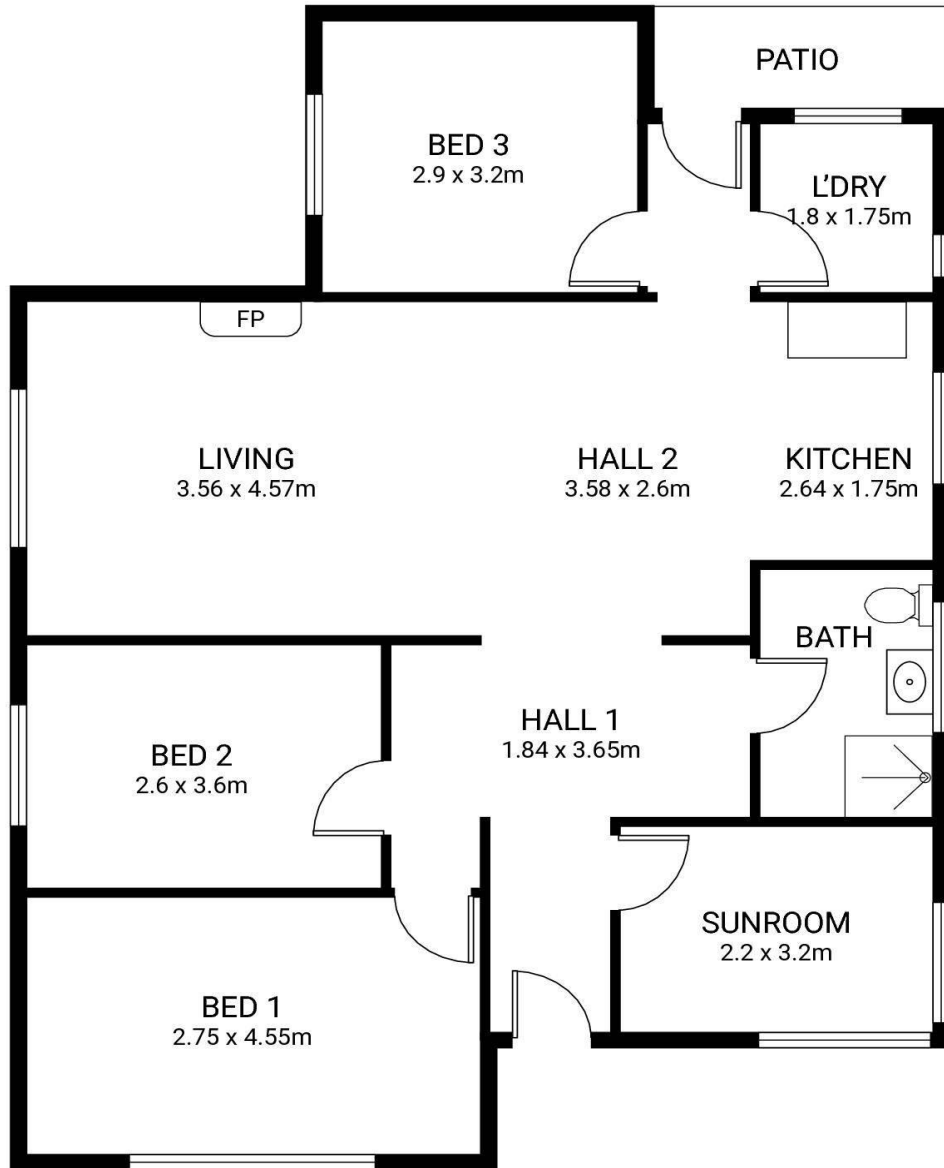
201 Main Street, LITHGOW NSW 2790

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



**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.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



19 Beaufort Street, Littleton, NSW 2790



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.