



## Lithgow, 20 Spooner Street

Centrally Located Investment

With a convenient central position just 100 metres from Main Street and Lithgow Railway Station, this low maintenance property is a smart choice for an investor and has an existing tenant who is keen to stay long term.

The single fronted design features 2 bedrooms, a neat kitchen with gas stove and breakfast bar, a lounge room with gas heater, a neat bathroom, and a rear study.

There is rear lane access to the block and a garden shed.

Current rent is \$300 per week with a lease in place until August 2025.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/14VFF9X](http://ljhooker.com.au/14VFF9X)

**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

<b>Property ID</b>	14VFF9X
<b>Property Type</b>	House
<b>House Size</b>	80 m2
<b>Land Area</b>	189.7 m2

**Jamie Giokaris 0418 201 028**

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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.