



## Lithgow, 23 Academy Street

### Extension Estate Full Brick Beauty

A fantastic opportunity to secure a great residence in a tightly held and popular location.

A conventional floor plan with a tasteful and thorough renovation with 3 good sized bedrooms (main with split system A/C), lounge room with split system A/C, near new kitchen, bathroom, laundry and a separate dining room.

There is a covered rear entertainment area and a fully fenced rear yard. There is off street parking for 3 vehicles off the rear laneway with that space offering plenty of room for a triple garage.

Currently leased at \$470 per week with lease expiry in December 2025.



**For Sale**  
\$609,000

**View**  
[ljhooker.com.au/1HNHF9X](http://ljhooker.com.au/1HNHF9X)

**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>	1HNHF9X
<b>Property Type</b>	House
<b>House Size</b>	148.7 m2
<b>Land Area</b>	417 m2

### Jamie Giokaris 0418 201 028

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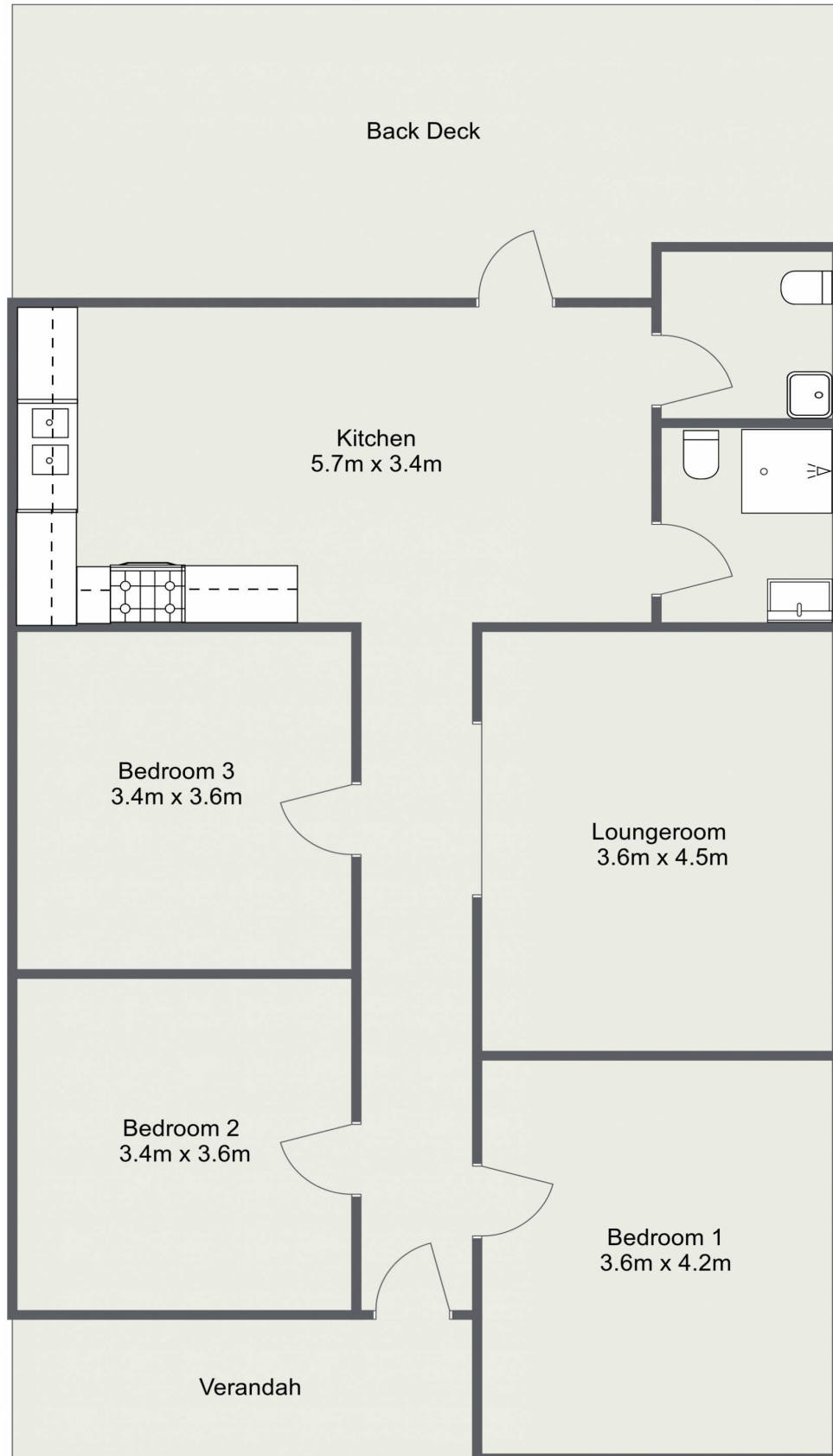
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.