



25 Clarice Street, Lithgow

## Central Position with Potential Plus




It's all about opportunity here in this original full brick residence with former shopfront.

The interior requires a full renovation with 2 bedrooms, open plan living/dining and kitchen space, basic bathroom/laundry and original pressed metal ceilings.

There is side and rear laneway frontage with access to a single garage.

Only 400 metres to the Main Street shopping strip.

Well worth your effort at entry level pricing.

2  1  1 

**FOR SALE**  
\$385,000

### AGENTS

Jamie Giokaris  
0418 201 028  
jgiokaris@ljhlithgow.com.au

Jamie Giokaris  
0418 201 028  
jgiokaris@ljhlithgow.com.au

### AGENCY

LJ Hooker Lithgow  
(02) 6351 2548

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.

 **LJ Hooker**

## MORE DETAILS

Property ID 1JGKF9X  
Property Type House  
House Size 107 m2  
Land Area 417 m2

**Jamie Giokaris 0418 201 028**

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

**Jamie Giokaris 0418 201 028**

Principal | [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)



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.

# 25 Clarice Street, Lithgow



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.