



3 Lett Street, Lithgow

Convenient Central Location

Well positioned on the high side of the street with a desirable North aspect and an attractive facade, this solid rendered double brick home is a smart choice for an investor and would equally serve well for an owner occupier looking to take advantage of the excellent location.

The property features 3 good sized bedrooms and a study, a neat eat-in kitchen with attractive timber benchtops and gas stove, a lounge room with open fireplace and flued gas heater, and a modern bathroom.

The low maintenance rear courtyard and front porch add to the convenience and liveability of the property, and there is a garden shed for the tools. A right of carriageway benefits the property and gives access to the back yard.

Currently leased to a great tenant at \$390 per week, with vacant possession available if required.

Located in the hub of the CBD just 50 metres from Lithgow Public School, 250 metres to Lithgow High School, and 150 metres to Main Street.

3 1 0

FOR SALE
\$485,000

AGENTS

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bedgell@ljhlithgow.com.au

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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 1JHMF9X
Property Type House
House Size 119 m2
Land Area 284.5 m2

Blake Edgell 0434 579 426

Sales Agent | bedgell@ljhlithgow.com.au

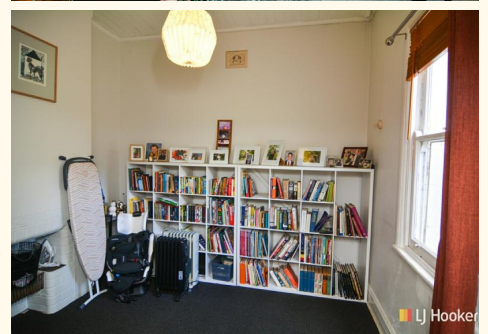
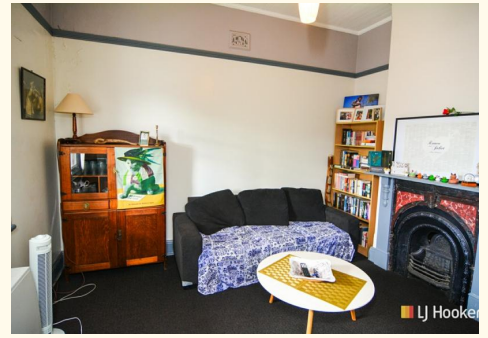
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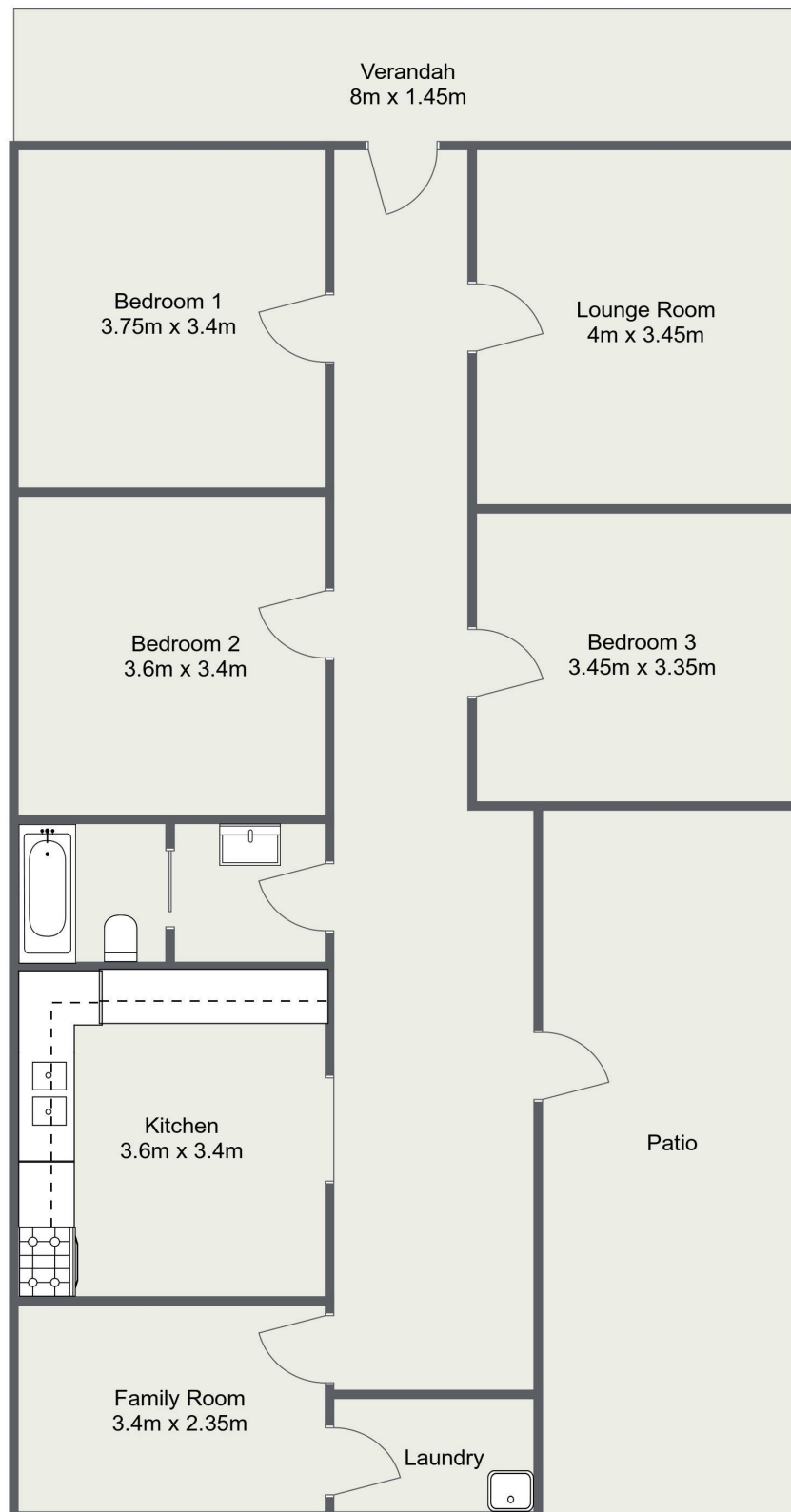
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.
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