



## Lithgow, 32 Inner Crescent

### Well Presented Clad Home

Located in a quiet cul de-sac opposite a park, this well cared for property has the advantage of a front driveway access and rear street access to the 455 square metre block.

There is new colourbond fencing with front and rear gates providing added security and privacy and the home has been recently re-carpeted with new paintwork throughout, as well as new laminated timber look flooring in the neat eat-in kitchen. The home features natural gas heating and all day sunshine.

A great opportunity to purchase a low maintenance investment or tidy first home.

Currently leased at \$360 per week with vacant possession available in October 2024 if required.

3

1

0

**For Sale**  
\$385,000

**View**  
[ljhooker.com.au/1H3WF9X](https://ljhooker.com.au/1H3WF9X)

**Contact**  
**Jamie Giokaris**  
0418 201 028  
[jgiokaris@ljhlithgow.com.au](mailto:jgiokaris@ljhlithgow.com.au)

**Blake Edgell**  
0434 579 426  
[bedgell@ljhlithgow.com.au](mailto:bedgell@ljhlithgow.com.au)



**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.

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

## More About this Property

|               |                    |
|---------------|--------------------|
| Property ID   | 1H3WF9X            |
| Property Type | House              |
| House Size    | 85 m <sup>2</sup>  |
| Land Area     | 455 m <sup>2</sup> |

**Jamie Giokaris 0418 201 028**

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

**Blake Edgell 0434 579 426**

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

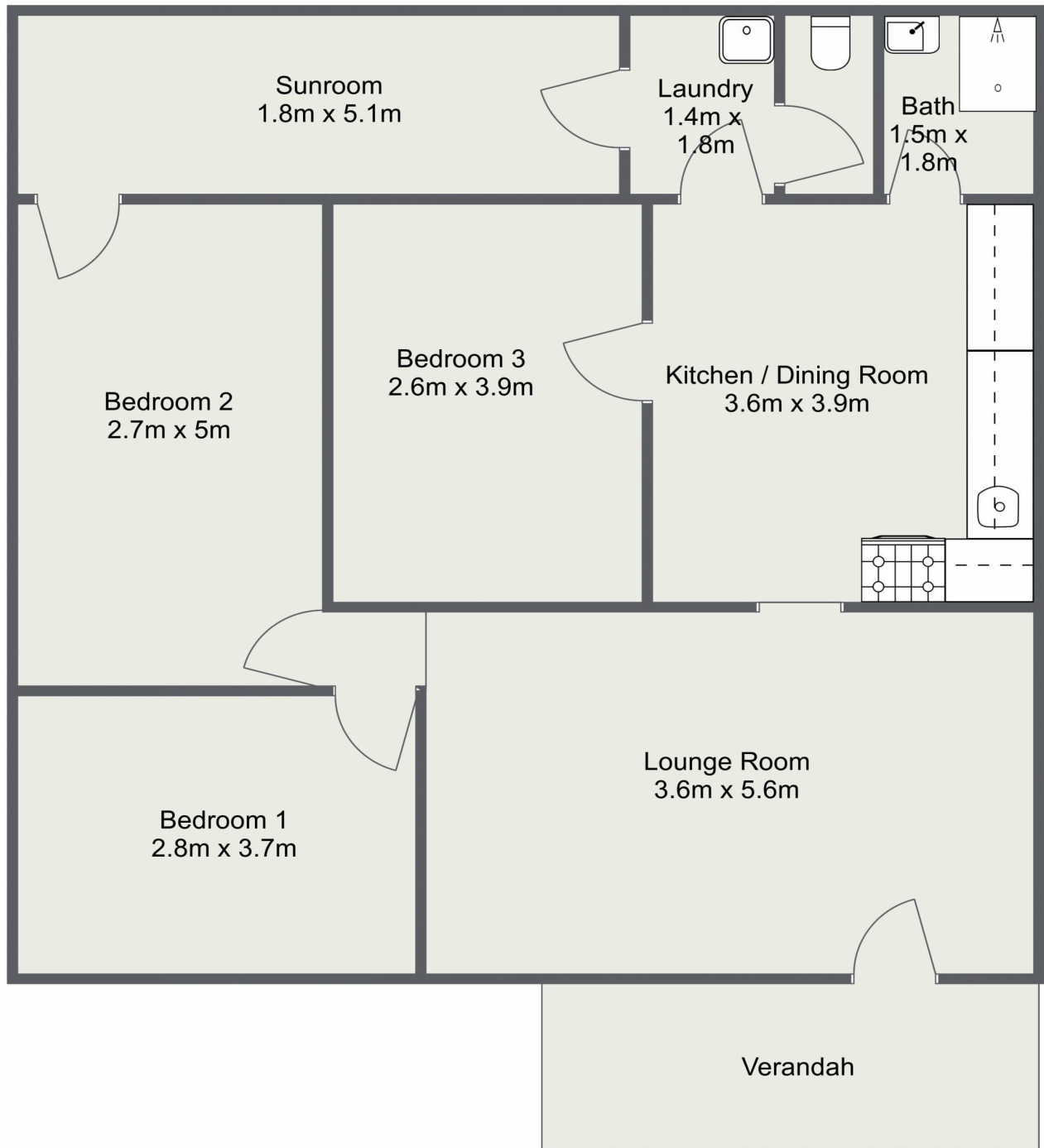


**LJ Hooker Lithgow**  
**(02) 6351 2548**

**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.



# 32 Inner Crescent, 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.