

34 Bent Street, Lithgow

## Central Position & Great Potential




This tidy clad home has a convenient position in the central hub of town, and is larger than it appears from the street.

The floor plan offers 3 large bedrooms (2 with built-in robes), a neat laminate kitchen with breakfast bar and dining area, 2 living areas and a sunroom, and a tidy bathroom and laundry. There is gas central heating throughout along with 2 split system air conditioners for year-round comfort.

The property has excellent car accommodation with a 10m x 6m double garage and workshop off the rear lane, and there is a covered front verandah with ramp access.

All set on a 508 square metre block.

Please note that as per the web images, there has been water damage to the ceiling in the second living area. The ceiling has been braced and the roof and ceiling will require further repair.

3  1  2 

**FOR SALE**  
\$455,000

### AGENTS

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

Blake Edgell  
0434 579 426  
bedgell@ljhlithgow.com.au

### AGENCY

LJ Hooker Lithgow  
(02) 6351 2548

All information contained therein is gathered from relevant third-party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID 1JCNF9X  
Property Type House  
House Size 95 m2  
Land Area 508 m2

**Jamie Giokaris 0418 201 028**

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

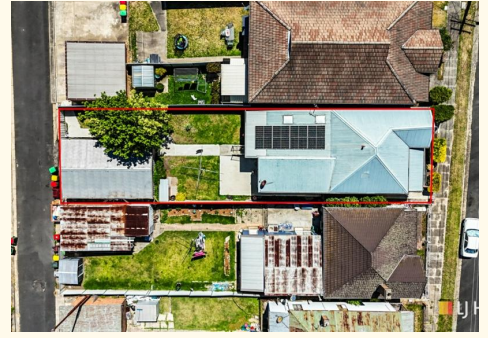
**Blake Edgell 0434 579 426**

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)



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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.