



35 Bayonet Street, Lithgow

## One of the Best

A fantastic location, with a convenient corner position and a generous 971 square metre lot size for this beautiful family home.

The internal floorplan offers 3 good sized bedrooms; a modern, well appointed bathroom; a modern Caesarstone kitchen; L-shaped lounge/dining area, ground level laundry and second bathroom. A tiled and railed balcony allows a sunny morning aspect across town.

Comfortable all year climate control is provided by natural gas central heating and a split system reverse cycle air conditioner.

A stand out and unique feature of the home is the mobility -friendly lift, serving convenient internal access from the garage to the residential level.

The 130 sqm, 4 car garage and double workshop will certainly set this home apart from others in the price bracket. There is also plenty of off street parking and yard access for extra vehicles, caravan or boat.

Be sure to add this one to your inspection list.

3 2 4

**FOR SALE**  
\$695,000

### AGENTS

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Blake Edgell  
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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 1J5TF9X  
Property Type House  
House Size 98 m2  
Land Area 971 m2

**Jamie Giokaris 0418 201 028**

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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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