







38 Coalbrook Street, Lithgow

Charming Cottage with Outstanding Potential

Positioned on a generous corner allotment in a convenient location, this neat and well maintained clad home offers comfortable living, excellent outdoor space and an abundance of potential for first home buyers, and investors.

Beautifully presented with established gardens, a classic white picket fence and welcoming front verandah, the home retains plenty of character while providing practical modern comforts. Inside, you'll find three well-proportioned bedrooms, a cosy lounge room with gas heating and split system air conditioning, a functional timber kitchen with ample storage and dining space, plus a sun filled enclosed rear living space that provides the perfect second family room or entertaining area.

Step outside to enjoy the private paved courtyard, established gardens and level backyard, while the detached garage and corner position provide excellent accessibility and additional storage options.

Located just moments from schools, sporting facilities, parks and the Lithgow CBD, this is a fantastic opportunity to secure an affordable home in a sought after residential location.

3 1 1

FOR SALE
$439,000

VIEW
Sat 14th Nov @ 10:30AM - 10:50AM

AGENTS
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 parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Whether you're looking for your first home, a quality investment or a property you can comfortably move into while adding your own touches over time, this delightful home offers outstanding value and plenty of potential.

MORE DETAILS

Property ID	1JT5F9X
Property Type	House
House Size	110 m2
Land Area	351 m2

Blake Edgell 0434 579 426
Sales Agent | bedgell@ljhlithgow.com.au

LJ Hooker Lithgow (02) 6351 2548
201 Main Street, LITHGOW NSW 2790
lithgow.ljhooker.com.au | enquiries@ljhlithgow.com.au





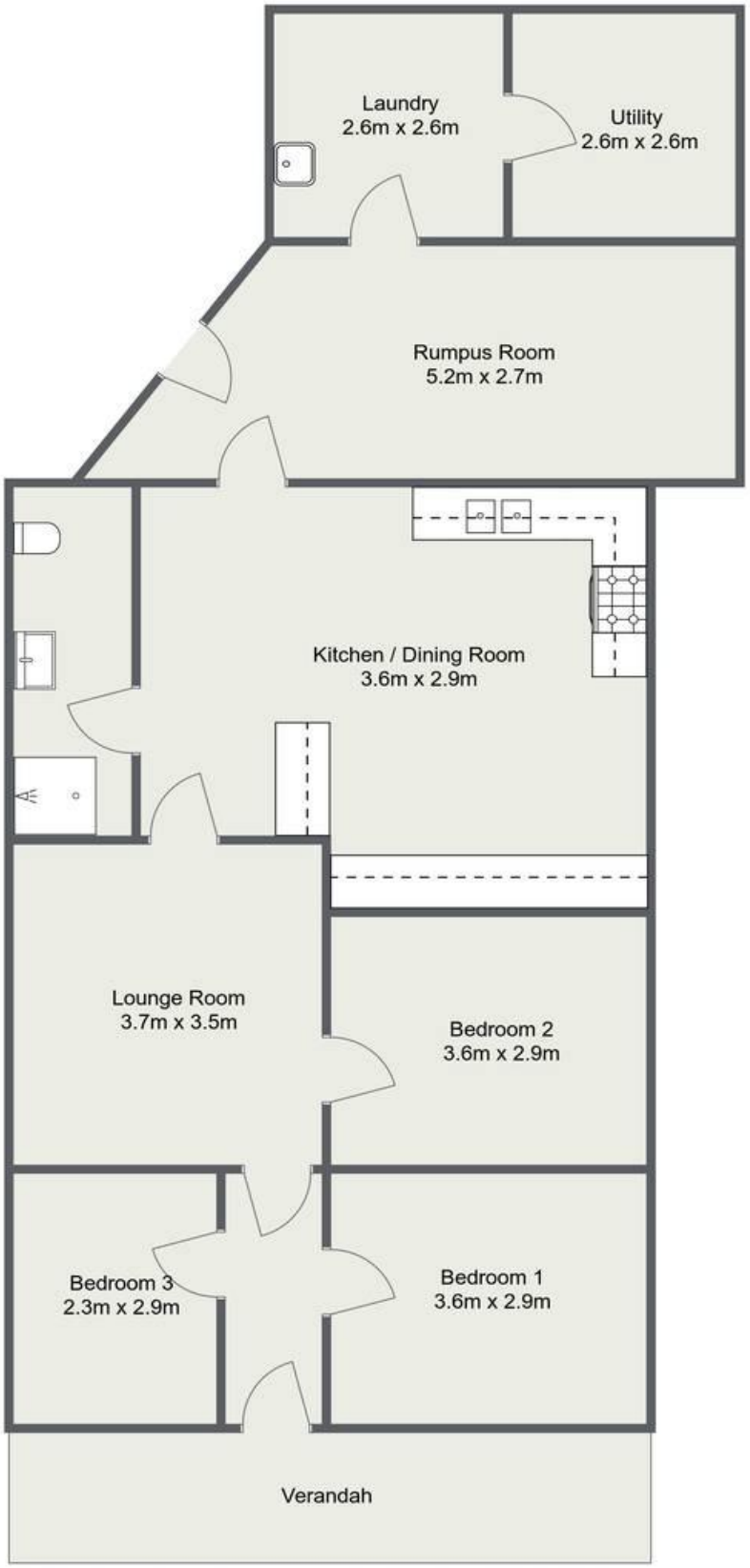






All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

38 Coalbrook 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.

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