39 Hillcrest Avenue, Lithgow

Quality & Class in Popular Hillcrest Estate

A quality Bell River steel framed build, this spacious family home features immaculate presentation, a huge array of storage and a sunny full North aspect.

You will impressed by the generous room dimensions, high ceilings and the versatile floor plan that allows for 3 living areas and plenty of natural light.

The floor plan consists of 4 good sized bedrooms (all with walk in wardrobes); formal loungeroom; open plan kitchen ,dining and family room with feature gas log fire, well appointed ensuite and main bathroom, hideaway study and glass surround sunroom.

Extra features include back to grid solar energy system with 25kW battery bank, reverse cycle ducted air conditioning, covered front and rear verandahs, a paved courtyard and a fully landscaped and retained grounds.

The attached double garage is drive through and has plenty of depth to include a workshop space.

4 2 2

FOR SALE
Please Call

AGENTS
Jamie Giokaris
0418 201 028
jgiokaris@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.

LJ Hooker

A sensible alternative to building a new home.

- Mt Victoria Pass is temporarily closed, however Lithgow is still accessible from Sydney and the Blue Mountains via the Darling Causeway diversion from the Great Western Highway and alternatively the Bells Line of Road.

Allow an extra 20 minutes travel time.

MORE DETAILS

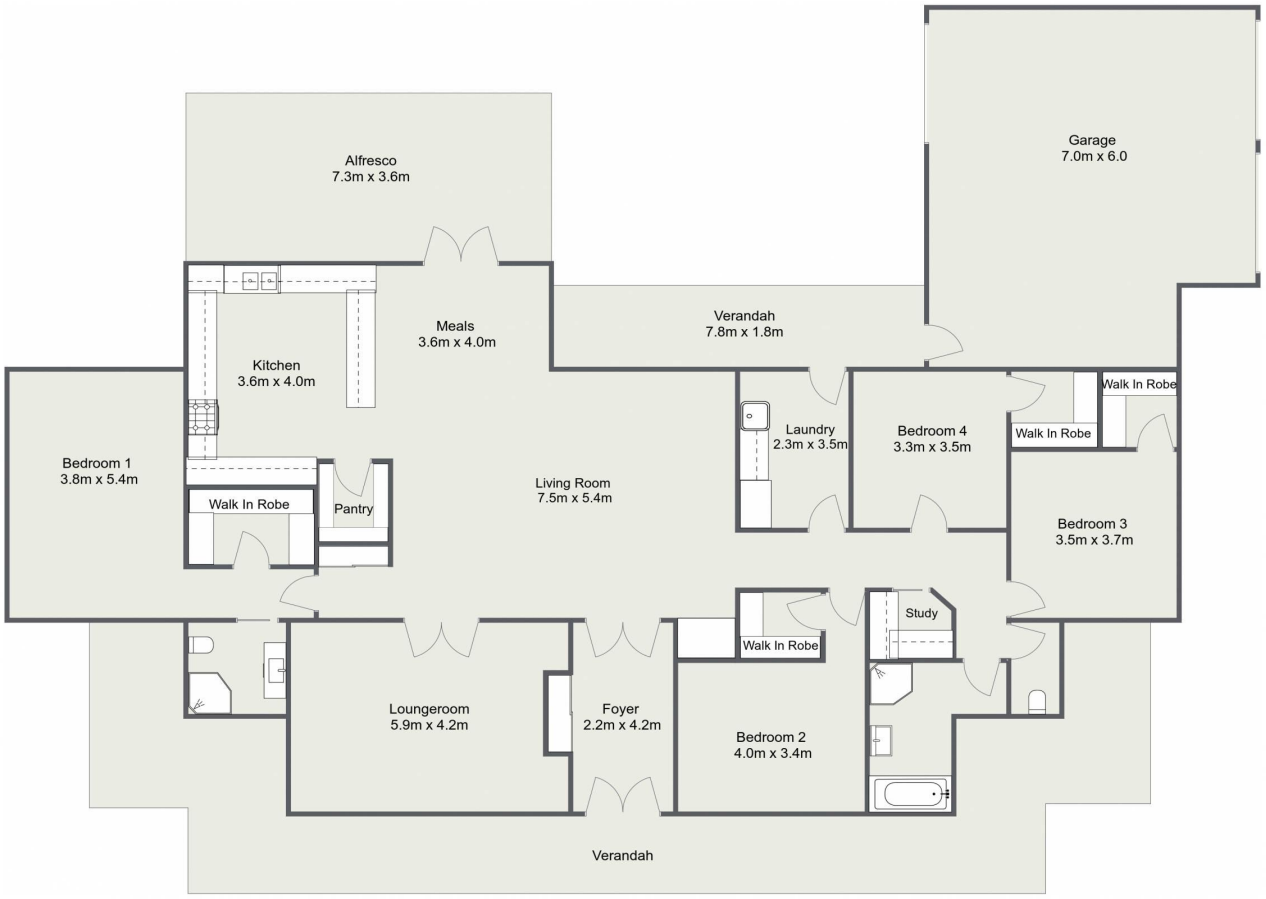
Property ID	1JXKF9X
Property Type	House
House Size	239 m2
Land Area	1094 m2
Including	Study

Jamie Giokaris 0418 201 028
Principal | jgiokaris@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.

39 Hillcrest Avenue, 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