



47 Hepburn Street, Lithgow

## Privacy & Space

You will be pleasantly surprised by the size of these great family home as well as the list of extra features.

The home sits in a high set private position, has 4 large bedrooms, lounge room with split system A/C, dining room with gas heater and gas central heating throughout.



The kitchen is modern with a breakfast bar & dishwasher and the main bathroom has near new presentation. There is also a handy rear sunroom, 2nd bathroom and separate 3rd toilet off the laundry.

A covered back patio has a mountain outlook and there is plenty of local birdlife. The 1107 square metre block is fenced with front access to a single garage with remote control access and a 8m x 7.5m single garage with workshop space and 3 phase power.

Call today to book your inspection.

- 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.

4  1  2 

**FOR SALE**  
\$689,000

**VIEW**  
By Appointment

**AGENTS**  
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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.

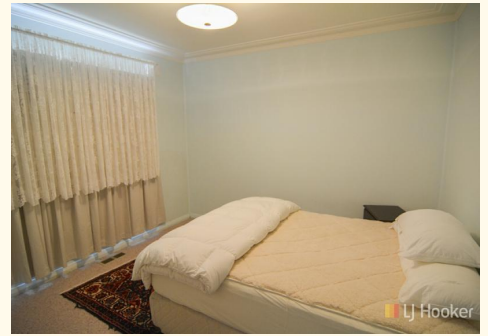
 **LJ Hooker**

## MORE DETAILS

Property ID 19PAF9X  
Property Type House  
House Size 143 m2  
Land Area 1107 m2

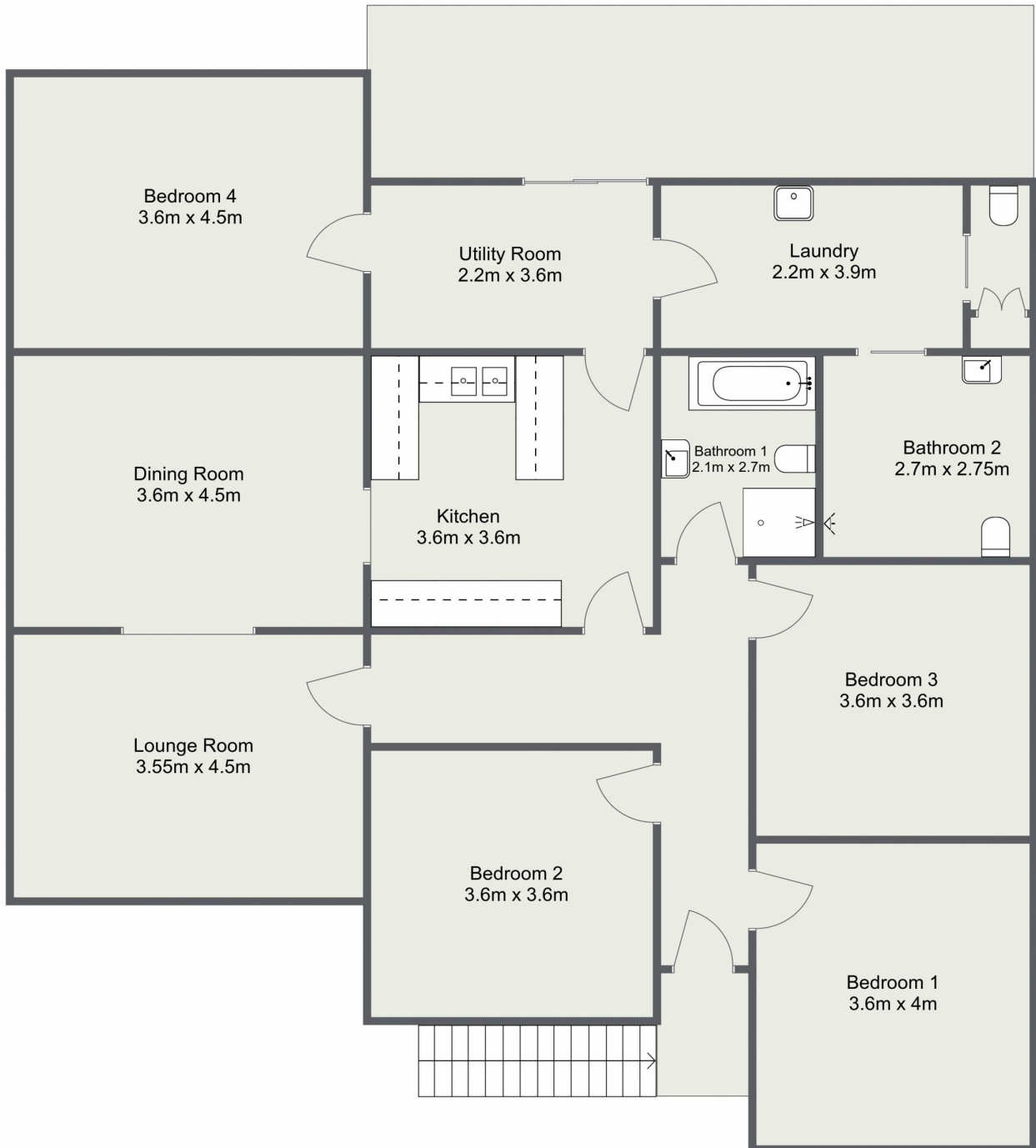
**Jamie Giokaris 0418 201 028**  
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.  
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