



49 Academy Street, Lithgow

## Character Weatherboard

With a superb position in Extension Estate and a charming facade, this original weatherboard is an all round beautiful home.




The floorplan features 3 large bedrooms with built-in robes, a modern laminate kitchen with gas stove and breakfast bar, formal lounge and dining rooms, a modern bathroom, and a spacious living room with attractive timber floors.

The home is climate controlled with gas central heating throughout and split system air conditioning.

There is excellent outdoor living with a large covered rear deck and a bull nose verandah, and there is rear lane access to a single garage and workshop.

A quality home in a great street.

Currently leased at \$480 per week with vacant possession available.

3  1  1 

**FOR SALE**  
\$620,000

**VIEW**  
By Appointment

**AGENTS**  
Jamie Giokaris  
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jgiokaris@ljlithgow.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**

## MORE DETAILS

Property ID 1JMBF9X  
Property Type House  
House Size 157 m2  
Land Area 417 m2

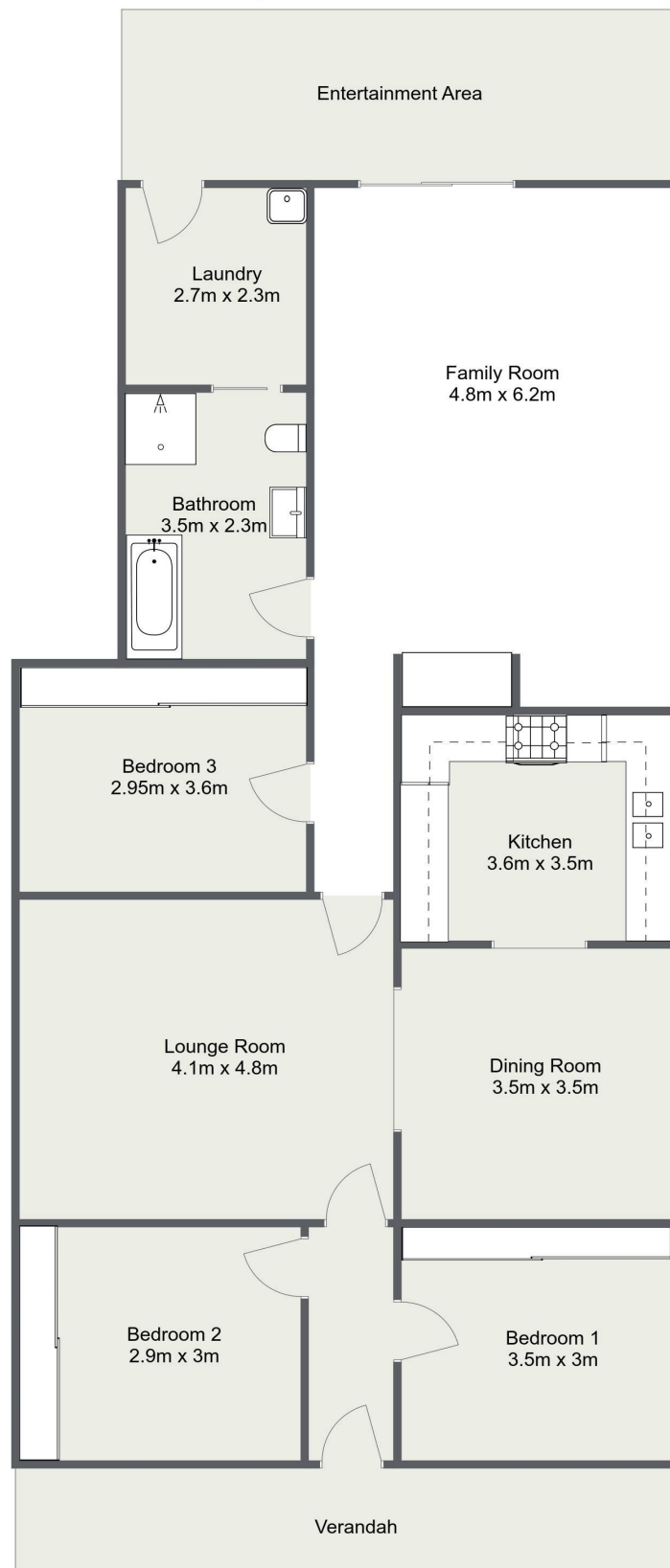
**Jamie Giokaris 0418 201 028**  
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.  
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