



## Lithgow, 67 Laurence Street

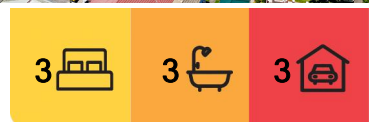
### Excellent Location & Great Potential

Boasting a prime position in Extension Estate, a desirable full brick construction and expansive floor plan, along with great renovation potential, this is an excellent opportunity to secure a quality property with strong supporting values in the street.

The home offers 3 bedrooms with an ensuite to the main, formal lounge and dining rooms, a neat kitchen with stainless gas stove, vented range, double drawer dishwasher, a breakfast bar, and a large walk-in pantry, an open plan living room, and a neat main bathroom.

A covered entertainment area spans the full width of the home and provides great outdoor entertaining space, and the front porch catches the afternoon sun.

There is an inground swimming pool that is currently used as a substantial fish pond. This could easily be converted back to a pool if desired.



**For Sale**  
\$498,000

**View**  
[ljhooker.com.au/1GD2F9X](http://ljhooker.com.au/1GD2F9X)

**Contact**  
**Blake Edgell**  
0434 579 426  
bedgell@ljhlithgow.com.au  
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0434 579 426  
bedgell@ljhlithgow.com.au



**LJ Hooker Lithgow**  
**(02) 6351 2548**

**Disclaimer:** 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.

A real bonus is the double garage and workshop with loft storage, 3rd bathroom, and attached carport. A diverse multipurpose space that is sure to impress.

All set on a level 607 square metre block with beautiful established gardens.

Don't miss your chance to secure this great home in a tightly held location.

## More About this Property

<b>Property ID</b>	1GD2F9X
<b>Property Type</b>	House
<b>House Size</b>	166 m <sup>2</sup>
<b>Land Area</b>	607 m <sup>2</sup>

**Blake Edgell 0434 579 426**

Sales Agent | [bedgell@ljhlithgow.com.au](mailto:bedgell@ljhlithgow.com.au)

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201 Main Street, LITHGOW NSW 2790

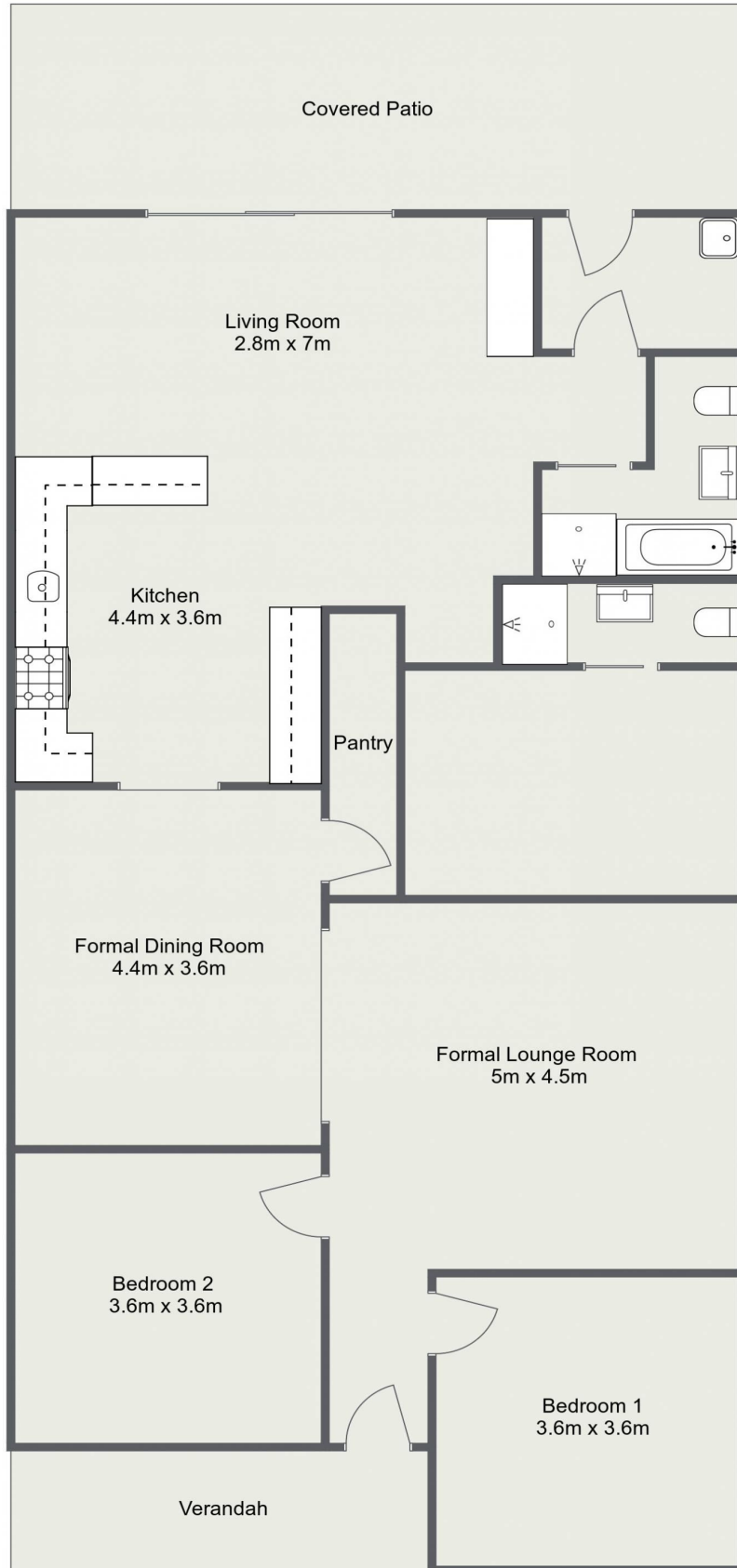
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.