

## Lithgow, 7 Ordnance Avenue

### Stunning Full Brick Home

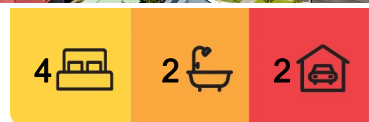
Boasting a prime position on beautiful Ordnance Avenue, this classic full brick bungalow is your opportunity to secure a property in this tightly held and highly desirable location.

The home showcases many original features throughout including high ceilings, decorative architraves, and picture rails.

There are 4 bedrooms (3 with built-in robes), a stylish kitchen with Caesarstone benchtops, breakfast bar, and dining area, a formal lounge room with open fireplace, and a modern main bathroom. There is also a handy shower recess and toilet in the laundry.

The home has attractive plantation shutters throughout, LED downlighting, and is climate controlled year round with ducted gas central heating and ducted air conditioning.

A large covered entertainment area provides excellent outdoor living space and overlooks the solar heated in-ground swimming pool. There is also a substantial timber lined studio in



**For Sale**  
\$739,000

**View**  
By Appointment

**Contact**  
**Blake Edgell**  
0434 579 426  
bedgell@ljlithgow.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.

the back yard which would make an ideal man cave, music studio, or teenagers retreat.

Complete with a single garage and single carport, and set on a generous 695 square metre block.

Don't miss your opportunity to inspect this superb, well appointed property.

## More About this Property

<b>Property ID</b>	BPYF9X
<b>Property Type</b>	House
<b>House Size</b>	155 m <sup>2</sup>
<b>Land Area</b>	695.6 m <sup>2</sup>

**Blake Edgell 0434 579 426**  
Sales Agent | [bedgell@ljhlithgow.com.au](mailto:bedgell@ljhlithgow.com.au)

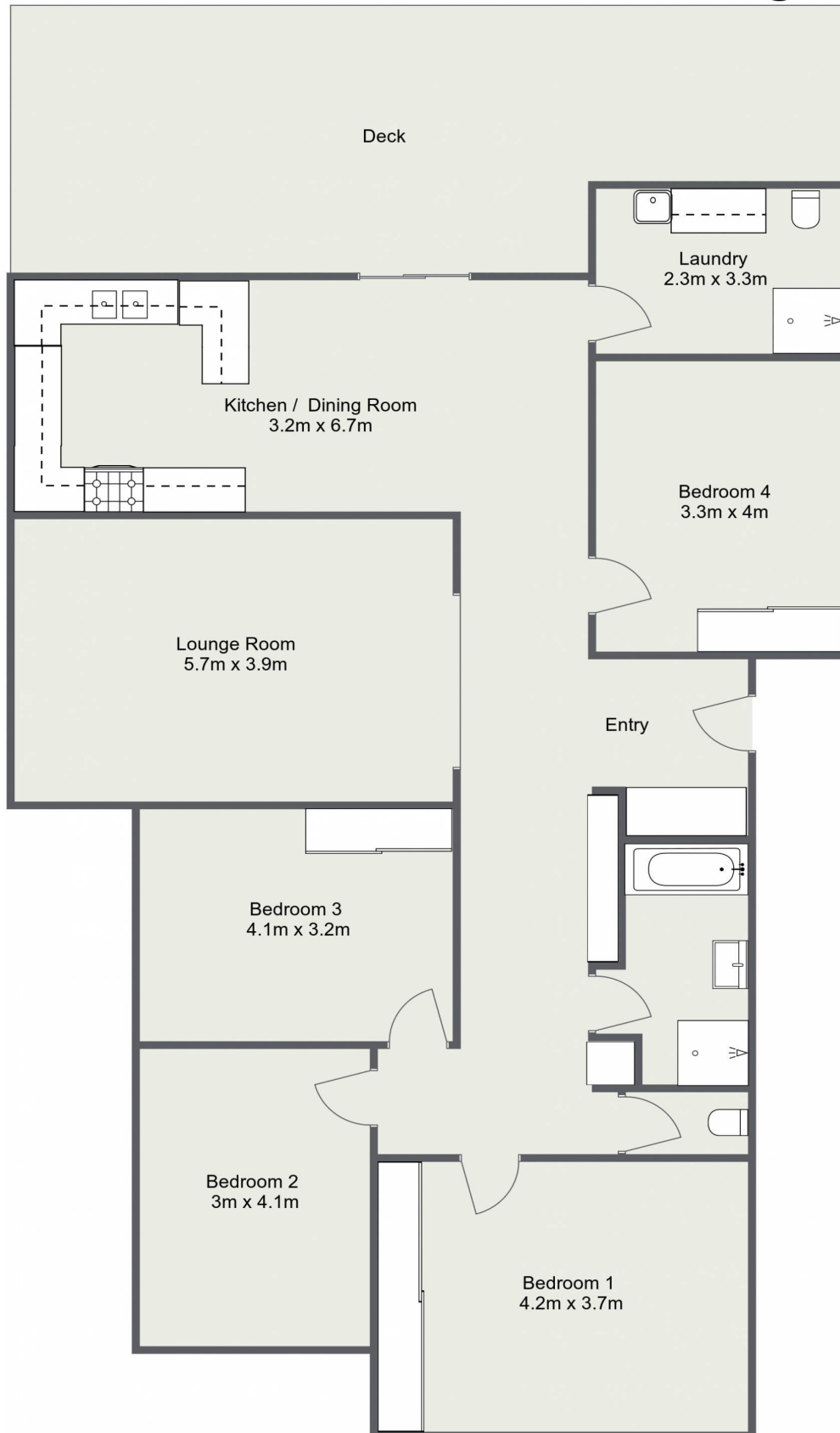
**LJ Hooker Lithgow (02) 6351 2548**  
201 Main Street, LITHGOW NSW 2790  
[lithgow.ljhooker.com.au](http://lithgow.ljhooker.com.au) | [enquiries@ljhlithgow.com.au](mailto:enquiries@ljhlithgow.com.au)



**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.

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

# 7 Ordnance 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.