



8 Ordnance Avenue, Lithgow

## "Weatherby" - A Thoughtfully Renovated & Extended Brick Beauty




A brilliant standard of presentation and fit-out here in this immaculate full brick residence, located in the tightly held Ordnance Avenue.

The practical floorplan consists of 3 good sized bedrooms, ensuite and walk in wardrobe off the main and built-in robe in bedroom 3; formal lounge room with window seat, original stained glass window and gas log fire, Ceaserstone kitchen with double Smeg stove, island bench, farm yard sink and butler's pantry/laundry; open plan meals and family room with Travertine floors and 2 sets of French doors.

Other outstanding features include:

- Front & rear covered verandahs
- Double Glazed & Magnetite Windows
- 8.2 kW back to grid solar energy system
- Hydronic natural gas central heating, In-slab floor heating & insulated floors
- Feature recycled hardwood outdoor entertainment area
- 7m x 13m double garage & entertainment area with bar
- Fully fenced established gardens and grounds

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.

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**FOR SALE**  
\$925,000

**VIEW**  
By Appointment

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

 **LJ Hooker**

- Front access via remote electric gates

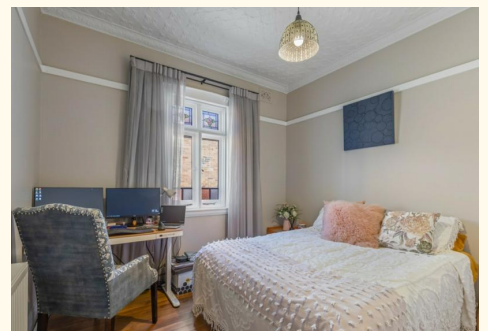
The vendors looking for a lease back or a delayed settlement until September 2026

## MORE DETAILS

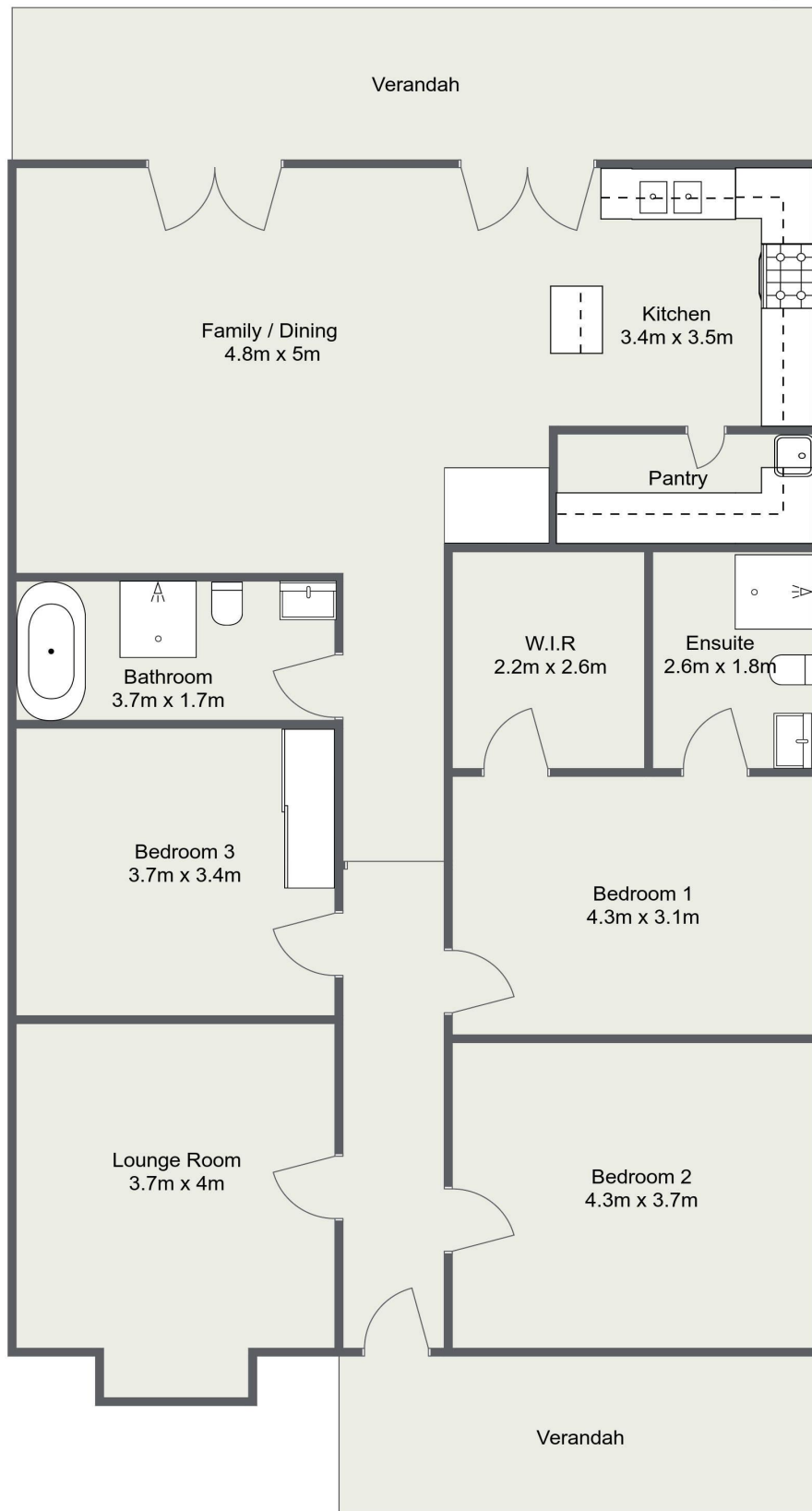
Property ID	1JNAF9X
Property Type	House
House Size	130 m2
Land Area	697 m2

**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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