



 LJ Hooker



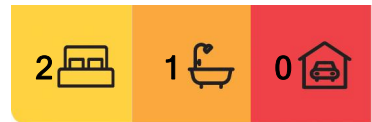
## Lithgow, 89 Coalbrook Street

A Great Opportunity on 1644 Square Metres

Set on a generous 1644 square metre block with development potential subject to council approval, this unique property is a rare find.

The existing home is a well presented brick veneer that has new paint and floor coverings throughout. It offers 2 bedrooms, and ensuited main bedroom with laundry, a new kitchen with electric stove, and an open plan living room.

Located in Hermitage Flat within 500 metres of the Showground, Aquatic Centre, and Sporting Fields, the property is zoned R1 General Residential and represents great value to a buyer that appreciates the untapped potential with properties of this calibre becoming hard to find.



**For Sale**

\$425,000

**View**

[ljhooker.com.au/1GN0F9X](http://ljhooker.com.au/1GN0F9X)

**Contact**

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**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**

## More About this Property

<b>Property ID</b>	1GN0F9X
<b>Property Type</b>	House
<b>House Size</b>	63 m <sup>2</sup>
<b>Land Area</b>	1644 m <sup>2</sup>

### Jamie Giokaris 0418 201 028

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

### LJ Hooker Lithgow (02) 6351 2548

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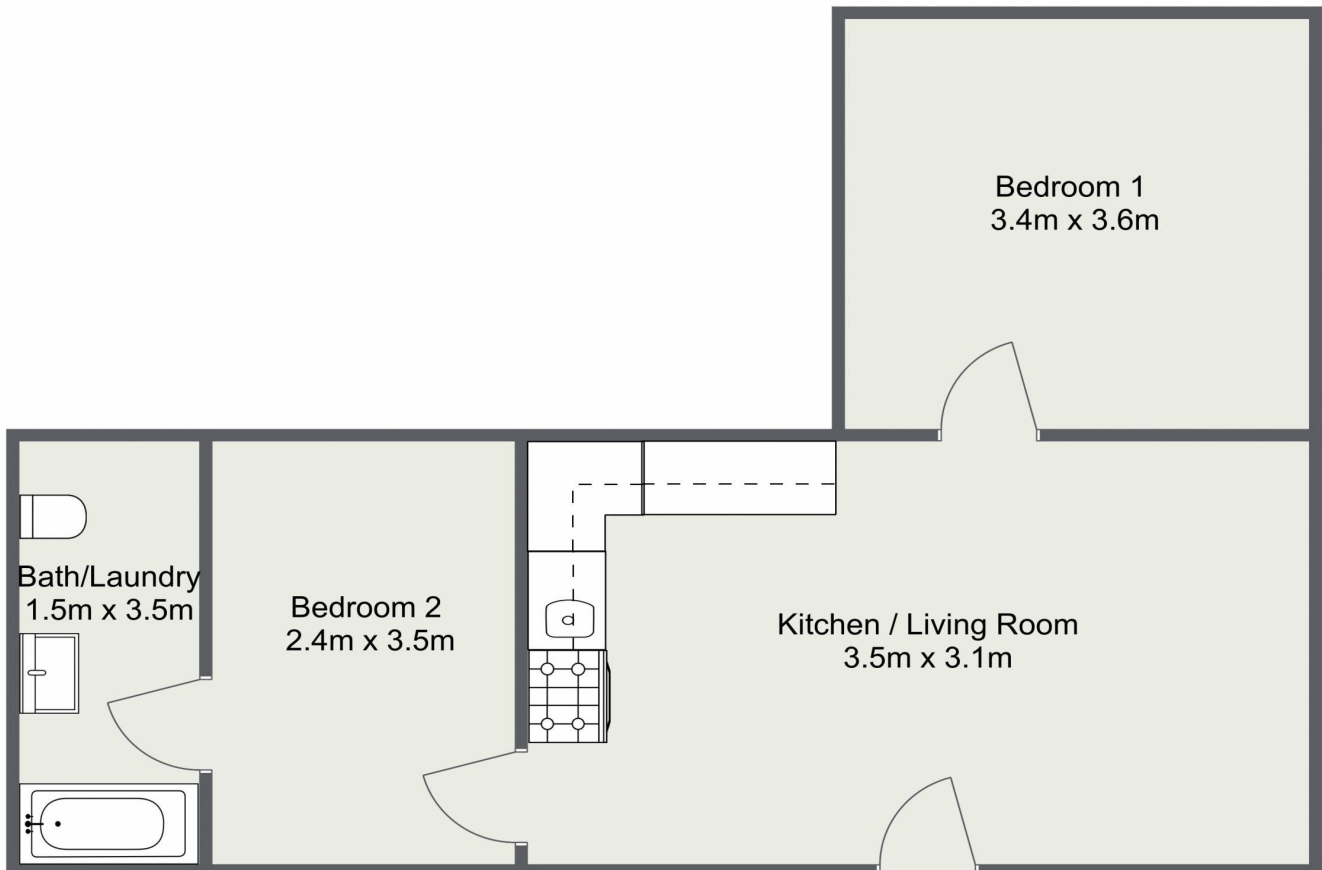
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Please Note: The above dimensions are approximate and are intended to be used as a guide only.  
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