



## Lithgow, 9 Hepburn Street

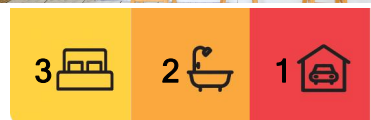
### Immaculate, Spacious 3 bedroom Home & Stunning Views

Boasting an elevated position that overlooks the Lithgow Valley to the East and captures the morning sun, this beautifully presented brick veneer is an easy care, move in ready home.

The floorplan offers 3 large bedrooms (2 with good sized built-in robes), a modern kitchen with breakfast bar, an open plan living and dining room with cosy wood burner and split system air conditioner, 2 modern bathrooms, and a separate family/loungeroom.

Designed with outdoor living in mind, maximising the stunning views and surrounding landscape, there is a sunny front porch, a private rear verandah, and a terraced rear yard with fire pit and mountain backdrop.

All set on a low maintenance 822 square metre block with established gardens.



**For Sale**  
\$599,000

**View**  
[ljhooker.com.au/14X9F9X](http://ljhooker.com.au/14X9F9X)

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

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A generous list of furniture and household items will be included in the sale.  
A recently completed pest and building inspection is available on request.

Inspection by appointment.

## More About this Property

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 14X9F9X |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 130 m2  |
| <b>Land Area</b>     | 822 m2  |

**Jamie Giokaris 0418 201 028**

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