







9 Munbinga Drive, Lithgow

Wirraway Estate Family Entertainer

Located in the well established and popular family neighbourhood of Wirraway Estate, this beautiful family residence has all the features to tick all the boxes.

A genuine 5 bedroom plan with built-in wardrobes to all bedrooms, walk in robe and ensuite off the master bedroom and a separate study space. There is space for everyone with a formal lounge and dining room; meals area off the well appointed Caesar stone kitchen; family room and separate rumpus room.

The home is climate controlled with a zoned natural gas central heating system, underfloor heating and 2 split system air conditioners. Extra features include a screen enclosed sunroom, roller shutters to 3 bedrooms and a 6.6 kW back to grid solar energy system with A 20 kW battery bank.
Outside there is a private covered entertainment area, double garden shed and a fully landscaped in-ground swimming pool with heat pump. A high double length carport suitable for a caravan or boat has its on access gates.

This property stands out as one of the best on offer.

5 **2** **4**

FOR SALE
$1,050,000

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS
Jamie Giokaris
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jgiokaris@ljhlithgow.com.au

AGENCY
LJ Hooker Lithgow
(02) 6351 2548

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.

Call and book your inspection today.

- Mt Victoria Pass is temporarily closed, however Lithgow is still accessible from Sydney and the Blue Mountains via the Darling Causeway diversion from the Great Western Highway and alternatively the Bells Line of Road.

Allow an extra 20 minutes travel time.

MORE DETAILS

Property ID	1K04F9X
Property Type	House
House Size	231 m2
Land Area	1040 m2
Including	Study

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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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