



7 Paine Street, Portland

## Comfortable 3 Bedroom Home & Studio

Set on the top of the hill with an elevated aspect over Portland Village, this lovely home has a neat internal fit-out along with the addition of a lined studio and a large garage with workshop.

The home has 3 bedrooms (with built-in robes in 2), a modern eat-in kitchen, a lounge room with split system A/C, a modern bathroom, and an enclosed front sunroom. The studio offers a sleepout, kitchenette, and a basic bathroom.

The 10m x 7m garage and workshop can also be accessed via the rear lane, and there is a carport off Paine Street.




All set amongst mature trees and established gardens with chicken coop and run, bird aviary and garden shed.

Currently leased at \$385 per week with vacant possession available.

- 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.

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**  
\$465,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Lithgow  
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 **LJ Hooker**

## MORE DETAILS

Property ID 1JKRF9X  
Property Type House

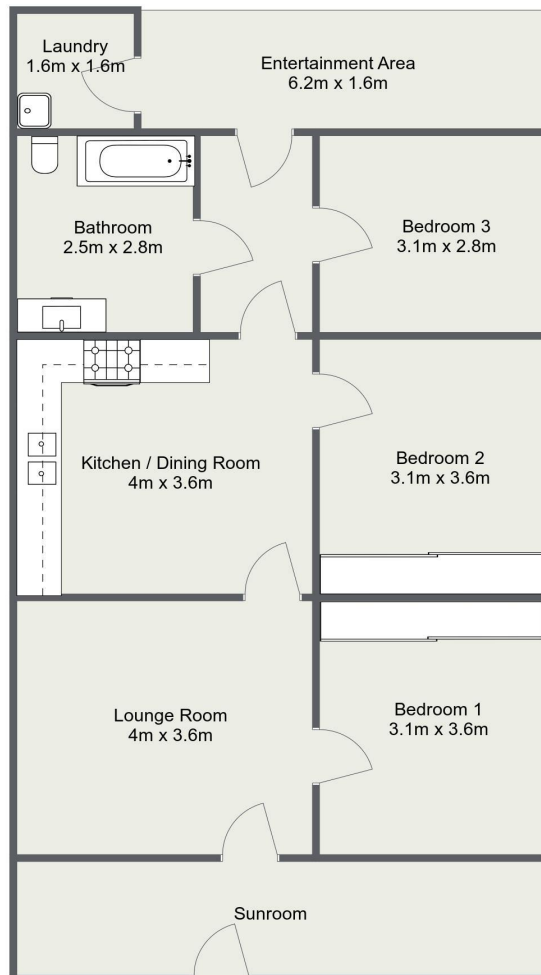
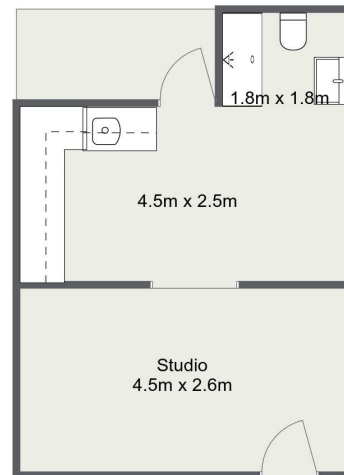
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.