



## Wallerawang, 35 James Parade

Modern Living at its Finest

Set on a level 870 sqm corner block, this expansive family home has fantastic presentation throughout, generous living spaces, and excellent garaging.

The home features 4 large bedrooms including a master suite with ensuite, a modern kitchen with stainless gas stove, vented range, dishwasher, and breakfast bar, formal lounge and dining rooms, and a large main bathroom.

The home caters well for outdoor entertaining with covered front and rear porches, there is an attached double garage with internal access, and a lock up workshop for the tools and toys. There is also plenty of side yard space for a caravan or boat.

Recently installed external roller shutters, internal plantation shutters, back to grid solar energy system and dual natural gas and solar hot water system are all additional features that will be sure to impress.



**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.

4

2

2

**For Sale**  
\$700,000

**View**  
[ljhooker.com.au/1H2TF9X](http://ljhooker.com.au/1H2TF9X)

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**LJ Hooker Lithgow**  
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A quality property, ideal for a young family.

## More About this Property

<b>Property ID</b>	1H2TF9X
<b>Property Type</b>	House
<b>House Size</b>	166 m <sup>2</sup>
<b>Land Area</b>	870 m <sup>2</sup>

### Jamie Giokaris 0418 201 028

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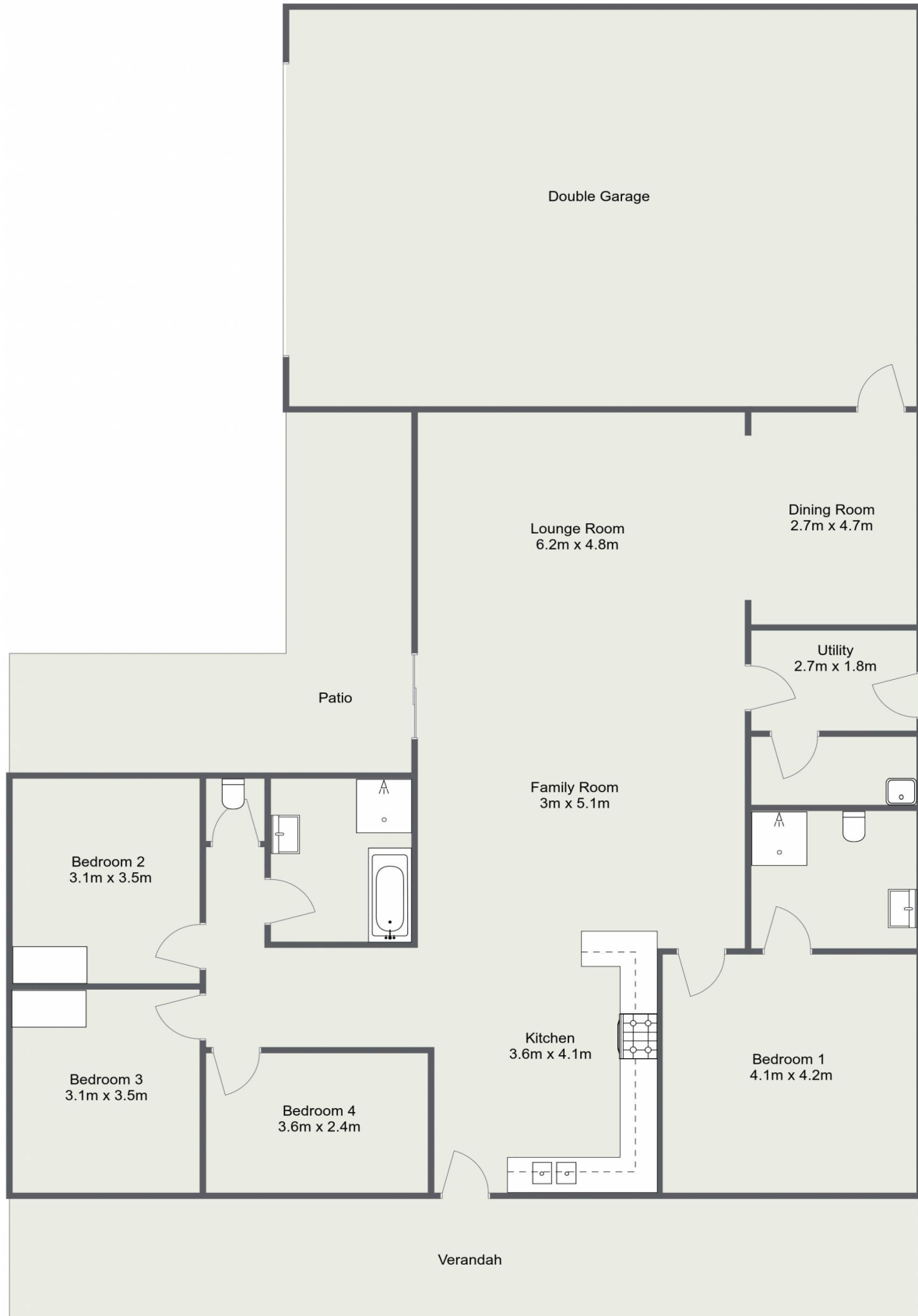
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.