



352 State Mine Gully Road, Lithgow

Amongst the Clouds....."Plateau View"

A once in a lifetime opportunity to purchase a fully established lifestyle property surrounded by pristine natural bushland with easy access to the newly dedicated Gardens of Stone Conservation Area and planned eco-tourism precinct.

Mountain biking, bushwalking, four wheel driving, birdwatching all at your doorstep and just 7 minutes drive from Lithgow CBD. You will be impressed by the Eagles Nest view over the Lithgow Valley and beyond. Privacy with no neighbours nearby and a high escarpment position to enjoy a beautiful North West aspect all year round.

The solid 2 storey residence would suit an extended family and features include:

- 5 good sized bedrooms
- 3 bathrooms
- Formal lounge & Dining, Family room, Meals area & Study
- Blackwood timber kitchen
- Rumpus room with snooker table
- Double garage or extra rumpus
- Ducted reverse cycle A/C & LP gas outlets
- Timber entertainment deck and balconies

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.



LAND 158.70 acre

FOR SALE

Please Call

AGENTS

Jamie Giokaris
0418 201 028
jgiokaris@ljlithgow.com.au

Blake Edgell
0434 579 426
bedgell@ljlithgow.com.au

AGENCY

LJ Hooker Lithgow
(02) 6351 2548

 **LJ Hooker**

A real bonus is a fully self contained 2 bedroom granny flat with kitchen and bathroom and a massive 13m x 10m workshop with mechanics pit, electric hoist, log fire and shipping container.

The property has 2 dams, ample rainwater tank storage and mains electricity .

A fantastic opportunity to own 158.7 acres of your own piece of untouched wilderness, just 2 hours drive from Sydney and minutes to town facilities.

Inspection by advance appointment

Jamie Giokaris -0418 201028
Blake Edgell —0434 579426
Peter Seeto- Cabmon Property - 0400 222666

MORE DETAILS

Property ID	1HJPF9X
Property Type	Lifestyle
Land Area	158.7 acre

Jamie Giokaris 0418 201 028
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Blake Edgell 0434 579 426
Sales Agent | bedgell@ljhlithgow.com.au

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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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