

# 17 John Street, Lithgow, NSW 2790

## House For Sale

Sunday, 24 March 2024

17 John Street, Lithgow, NSW 2790

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 314 m2**

**Type: House**



Kristie Trouchet-Nilsson



Johan Nilsson  
0433116755

**\$450,000**

Discover the convenience of central living at 17 John Street, Lithgow. This solid double brick home offers the perfect blend of location, construction quality, and a reliable tenant already in place, making it an ideal investment opportunity. Featuring a practical 3-bedroom layout and a partially enclosed rear verandah, this home provides comfortable living within walking distance to the main street and CBD. The lounge room is equipped with a natural gas heater, ensuring warmth and coziness during the cooler months. Both the kitchen and bathroom are neat and tidy, offering functionality and convenience. While the property presents scope for improvement for those with a keen eye for renovation, the current tenant is content to continue occupancy, providing immediate rental income for investors. Currently paying \$350 per week. Convenient rear lane access leads to a single carport and a lock-up workshop, enhancing the property's practicality and potential. Offered at a realistic asking price, 17 John Street presents an excellent opportunity for investors or those looking to enter the property market in a central location. Don't miss out on the chance to secure this solid investment with the added benefit of a happy tenant already in residence. If you'd like to be considered for a private inspection with Kristie, please call (02) 6352 2442. Disclaimer: HR Realtors & Lifestyle Property Specialists believe that all information contained herein be true & correct to the best of our ability & in no way misleading; however, all interested parties are advised to carry out their own enquiries and relevant searches. The price of this property is listed in Australian Dollars (AUD) at the beginning of this description, and that should be used as a price guide for this property.