

**9 Spring Street, Lithgow, NSW 2790**



**House For Sale**

Thursday, 5 October 2023

9 Spring Street, Lithgow, NSW 2790

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1269 m2**

**Type: House**



Jamie Giokaris

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**\$639,000**

A very well located property with fantastic potential to develop further and add value. The 3 bedroom clad home features an open plan living area with gas heater and split system A/C; modern laminated kitchen, tidy bathroom and plenty of scope for extra car accommodation. A rear patio, single garage and separate lock up workshop with roller door completes the picture. The lot has 3 road frontages with Spring Street, Gas Works lane and a rear laneway providing ample options for vehicle access. There is a current DA approval for a 3 lot subdivision or there is scope for a dual occupancy ( subject to DA approval ). The home is currently leased at \$350 per week to happy tenants. A unique opportunity to develop under your own plans.