

**30-32 Bent Street, Lithgow, NSW 2790**



**Duplex/Semi-detached For Sale**

Sunday, 23 June 2024

30-32 Bent Street, Lithgow, NSW 2790

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 404 m2**

**Type:**

**Duplex/Semi-detached**



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**\$615,000**

Maximise your investment portfolio with this lucrative dual income offering. Complete with long-term tenants already in place and presenting the ideal opportunity for the investor or owner-occupier. This double brick semi-detached property boasts two separate two bedroom residences, each filled with original character and charm throughout. Both kitchens feature tiled splashbacks and electric cooking, while the spacious living rooms highlight metal pressed ceilings and on the lower level you will find neat and tidy bathroom, laundry and storage areas. The low maintenance backyard is well kept and has been thoughtfully divided, offering both functional and aesthetic advantages. Enjoy the added bonus of sought after rear lane access to a double garage, along with an additional off-street parking space. Conveniently located in close proximity to shops, parks public transport and other town amenities. Such as 400m walking distance to the Lithgow CBD, 500m to Lithgow Public School, 750m to Lithgow Valley Plaza and 950m to Queen Elizabeth Park. Don't miss the chance to secure this golden opportunity, contact our office to inspect.