

**46 Hill Street, Lithgow, NSW, 2790**



**House For Sale**

Tuesday, 7 January 2025

46 Hill Street, Lithgow, NSW, 2790

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1313 m2**

**Type: House**



Jaharn Torok



Allisa Quince

## THE SECRET GARDEN

An original miner's cottage, skilfully transformed to combine its historic character with modern day conveniences.

Enter into a bright living and dining space with natural light and wood panel ceilings, adjoining to a fantastic country kitchen with electric cooking, ample storage, and a breakfast nook.

The two main bedrooms are well appointed and highlight stained glass windows as the focal point, with the master bedroom featuring a walk-in robe, and a third bedroom/ study provides added flexibility for residents.

Intricate details are continued into the fully functional bathroom, equipped with everything you need to be comfortable.

Never be short on space with an enclosed rear verandah that serves as a peaceful sitting room, complete with a wood burner, as well as access to a separate laundry, second toilet, and into the backyard.

A deck overlooks the established leafy garden that offers privacy and seclusion. Other outdoor entertaining areas include a paved BBQ setting and a fire pit nestled in the lower half of the yard, both offering a spacious shady seating area for any activity.

Additionally, the property boasts a beautiful garden retreat that presents a versatile space for your very own creative vision. While a single carport grants easy entry and delivers a pleasant view of the grounds upon arrival.

Privately tucked away on a large block at the end of Hill Street, within walking distance to a wealth of town amenities. It's just 550m to the Cook Street Plaza in the hustle of Main Street, 600m to the Lithgow train Station, 800m from Lithgow High School, and 1km from the Lithgow Valley Shopping Centre.

There's so much to appreciate about this property that only an inspection will suffice.