

**30 Hansens Road, Minto Heights, NSW, 2566**



**Sold House**

Friday, 7 July 2023

30 Hansens Road, Minto Heights, NSW, 2566

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Tim Aaron  
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Cameron Peck

## AUCTION THIS SATURDAY! 3.30pm Registration

Tim Aaron and the team at Ray White Ingleburn are proud to present 30 Hansens Rd Minto Heights to the market.

You simply could not ask for a better investment opportunity. With multiple income streams and guaranteed capital growth, it is the ultimate investment opportunity.

The property features

- \* Approx 3.8 acres of flat and clear land
- \* Main Home
- \* Telecommunications tower, currently leased, returning over \$80,000 per annum with 4% indexation per annum

More details below:

The Main Home

The main dwelling was built approx 23 years ago by the current owners. The home presents exceptionally well and offers:

- \* Four bedrooms plus a study
- \* Two bathrooms including ensuite of the main
- \* Multiple living rooms and games room
- \* Large kitchen, with oversized open planned living and dining plus sunroom
- \* Oversized four car garage plus carport
- \* Immaculate pool and landscaping around
- \* Market value rent is \$800 - \$850

The Telecommunications Tower:

- \* Situated at the back right hand side of the block
- \* Currently leased for over \$80,000 per annum to two major telecommunication companies with 4% indexation per annum

\* The lease has been valued at \$1,500,000 recently

#### The Site Features:

\* 3.8 acres

\* 87m frontage

\* Block is very flat

\* Block is clear from scrub or bush

\* Zoned C3 - Environmental Management

#### Location Features:

This property is situated close to plenty of infrastructure:

\* 1.5km to Leumeah High School

\* 3km to Ruse Public School, Minto Public School, Sarah Redfern Highschool, El Faisal College

\* 3km from Minto Marketplace

\* 3.5km from Minto Station