



17A Surrey St, Minto

## Well-Located Family Home with Space, Convenience & Future Upside

Positioned in a highly convenient and family-friendly pocket of Minto, 17A Surrey Street presents a well-balanced four-bedroom home offering comfort, practicality, and excellent access to everyday amenities. Ideal for owner-occupiers and investors alike, this solid brick residence sits on a level parcel of approximately 411&ndash;414 sqm, delivering low-maintenance living in an established residential street.

### Property Highlights

- + Four generously sized bedrooms, ideal for families, shared living, or flexible home office use
- + Two bathrooms and two toilets, designed for functionality and ease during busy households
- + Open-plan lounge and kitchen area, creating a practical space for everyday living and casual entertaining
- + Single lock-up garage with additional driveway parking
- + Fully fenced, level block with tidy gardens&mdash;perfect for children, pets, or outdoor enjoyment

4 2 1

### FOR SALE

Please Call

### AGENTS

Sayed Rahman  
0430 108 830  
sayed.minto@ljhooker.com.au

Monwar Hossain  
0466110545  
Monwar.Hossain@ljhooker.com.au

### AGENCY

LJ Hooker Minto  
02 8734 3211

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#### Land, Zoning & Future Potential

- Approximate 411&ndash;414 sqm flat block, maximising usability and ease of maintenance
- Situated within Campbelltown City Council in a well-established residential zone
- Surrounded by similar quality homes, supporting strong long-term owner-occupier and investor appeal
- Minto continues to benefit from ongoing infrastructure and commercial improvements, offering scope for future value-add through cosmetic upgrades or renovation (STCA)

#### Transport & Road Connectivity

- + Minto Train Station within easy walking or short driving distance, providing regular services on the Sydney rail network
- + Convenient access to the M5 Motorway, ensuring smooth connectivity to Sydney CBD, airport, and the broader South-West Sydney corridor
- + Local bus routes link surrounding suburbs including Campbelltown and Ingleburn, offering multiple public transport options

#### Schools, Shopping & Medical Facilities

- Close to a range of well-regarded schools including:
- Minto Public School
- Sarah Redfern Public School & High School
- The Grange Public School
- Faisal College (Campbelltown Campus)
- Zahra Grammar School

Just minutes to Minto Marketplace, featuring Woolworths, Kmart, specialty retailers, fresh food outlets, and dining options, with Aldi and major fast-food chains also nearby

Easy access to local GP clinics and allied health services, with Campbelltown Hospital and specialist medical facilities a short drive away

#### Lifestyle & Investment Appeal

- \* Minto is a well-connected South-West Sydney suburb located approximately 50 km from the Sydney CBD, offering strong value for money, established community amenities, and reliable transport links. The area is popular with families, professionals, and investors due to its balance of affordability, infrastructure, parks, and proximity to major employment hubs.
- \*\* With increasing demand for affordable, well-located family homes, properties like 17A Surrey Street are tightly held and present a compelling opportunity to secure a quality residence in a growing market.
- \*\* "LJ Hooker Minto, Real Estate, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."

## MORE DETAILS

Property ID	BUPHUA
Property Type	House
Land Area	411 m2
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Fully Fenced

### Sayed Rahman 0430 108 830

Director Sales | [sayed.minto@ljhooker.com.au](mailto:sayed.minto@ljhooker.com.au)

### Monwar Hossain 0466110545

Licensee and Principal | [Monwar.Hossain@ljhooker.com.au](mailto:Monwar.Hossain@ljhooker.com.au)

### LJ Hooker Minto 02 8734 3211

Shop 72, 10 Brookfield Road, MINTO NSW 2566  
[minto.ljhooker.com.au](http://minto.ljhooker.com.au) | [minto@ljhooker.com.au](mailto:minto@ljhooker.com.au)

