



Unit 65/16 Derby Stree, Minto

## Ideal Investment or First Home Opportunity in Prime Minto Location

Whether you're a first home buyer looking to enter the market or a savvy investor seeking solid returns, this well-maintained two-bedroom unit offers comfort, convenience, and long-term value.

Positioned in a highly accessible pocket of Minto, this residence is just a five-minute walk to Minto Train Station, making commuting a breeze. You'll also enjoy close proximity to Minto Marketplace, local schools, childcare centres, medical facilities, and leafy parks &ndash; all within walking distance.

Inside, the home presents a practical layout with light-filled interiors and functional spaces, while the exterior offers a carport and open backyard for added lifestyle appeal.

### Key Features:

- + Two spacious bedrooms with natural light
- + Open-plan lounge and dining area flowing onto a private balcony
- + Functional kitchen with ample storage and preparation space
- + Bathroom with both bathtub and shower for added versatility

2 1 1

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



- + Internal laundry for convenience
- + Single carport and low-maintenance backyard
- + Carpet flooring throughout
- + Quiet, family-friendly complex

**Location Highlights:**

- + Minto Train Station &ndash; 450m (approx. 5-minute walk)
- + Minto Marketplace &ndash; 850m
- + Sarah Redfern Public & High School &ndash; 1.1km
- + Preschools & Childcare Centres &ndash; within 1km radius
- + Easy access to the Hume Highway & M5
- + Nearby Parks: Woodlands Park, Raby Road Reserve

Don't miss this fantastic opportunity to secure a value-packed property in one of Minto's most convenient and sought-after pockets.

Enquire today &ndash; this one won't last!

**MORE DETAILS**

Property ID                    BT5HUA  
 Property Type                Unit

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