



## 8 Melva Place, Mount Thorley NSW 2330

### Investment - Deceased Estate

Net Return: \$316,333pa

In the heart of the Hunter Valley coalfields this huge industrial property has been leased to the same tenant for the last (14) years and they have just renewed their lease again. Downer Blasting processes and emulsifies ammonium nitrate for direct delivery to the mines. Downer Blasting is a part of the ASX Listed Downer group of companies.

Situated on the Putty and Mount Thorley Roads flyover this property consists of (3) land titles with (2) access points. Other significant features include:

Separate office building  
Total land area: 48,000

Industrial  
FOR SALE

4020sqm

**Raine&Horne**  
Commercial

**Steve Dick**

0425 302 771  
steve@rhplus.com.au