



# FOR SALE

## BUSINESS + 2 FREEHOLD PROPERTIES IN PRIME CBD LOCATION.

Income-Producing Accommodation Property with Future Development Potential.  
42 & 44 Denison Street, Hamilton East NSW being sold as going concern.

A rare opportunity to acquire a well-established accommodation business and freehold property in the heart of Hamilton East. Successfully operating since 1989, this thriving guest house combines strong, consistent income with exceptional future potential.

### Key Features:

- Freehold Sale – Business and 2 x established properties offered as one package
- 15 guest rooms, communal areas, office space, pool and entertaining areas
- Shared Facilities, Include kitchen and dining, laundry and bathroom facilities
- Modern infrastructure, Full automated access, CCTV systems, Wi-Fi infrastructure and fiber to premises
- Ducted A/C throughout
- Solar upgrades completed

### Financials:

Gross Profit: \$234,000 for 2024/25 (as provided by vendor)

### Two adjoining titles:

42 Denison Street 449m<sup>2</sup> & 44 Denison Street 516m<sup>2</sup> = Combined total: 965m<sup>2</sup> (approx.)

R3 Zoning

BH: 14m

FSR: 1.5:1

Buildable GFA: 1,447.5m<sup>2</sup>

Heritage: NOT Affected

Flood: NOT Affected

### Highlights:

- Well-established accommodation business with excellent reputation and repeat clientele
- Prime inner-city location – close to cafes, restaurants, beaches, and Newcastle CBD
- Zoning and land size offer exciting development potential (STCA)

15 BED | 0 BATH | 0  
CAR

### PRICE:

\$3.6 - \$3.96m

### OPEN FOR INSPECTION:

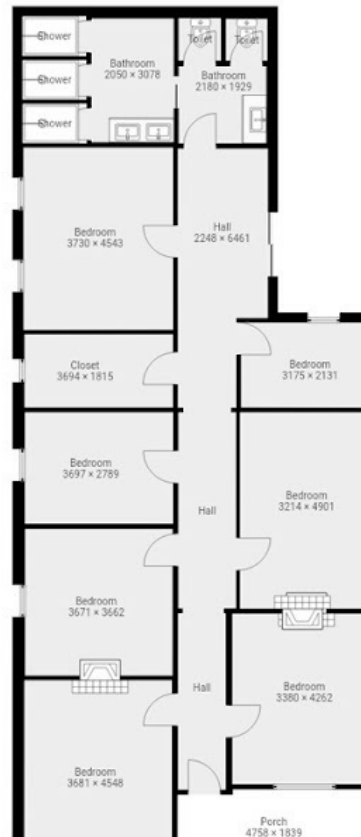
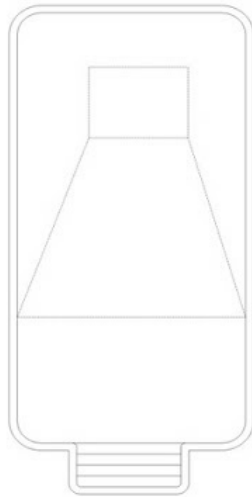
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

## 42 Denison Street, Hamilton East

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All information contained herein is gathered from sources we deem reliable. We do not warrant the accuracy and act as a messenger only in passing on the details. Interested parties should refer to the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



