



FOR SALE

PRICE SLASHED, OWNER SAYS SELL! 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 449m² & 44 Denison Street 516m² = Combined total: 965m² (approx.)

R3 Zoning

BH: 14m

FSR: 1.5:1

Buildable GFA: 1,447.5m²

Heritage: NOT Affected

Flood: NOT Affected

Highlights:

- Well-established accommodation business with excellent reputation and repeat clientele

15 BED | 0 BATH | 0
CAR

PRICE:

\$3.0 - \$3.30m

OPEN FOR INSPECTION:

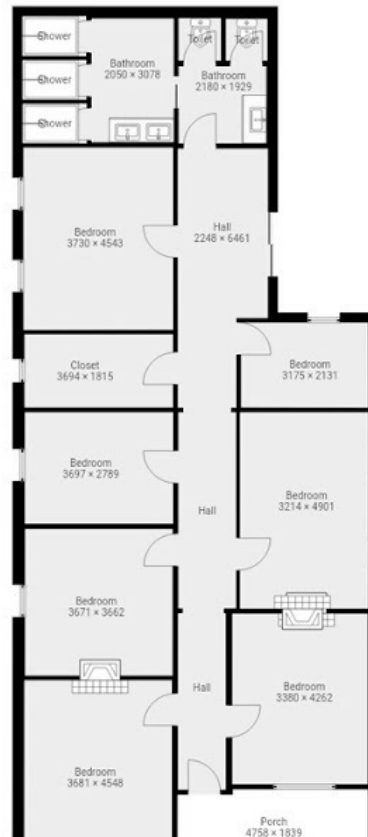
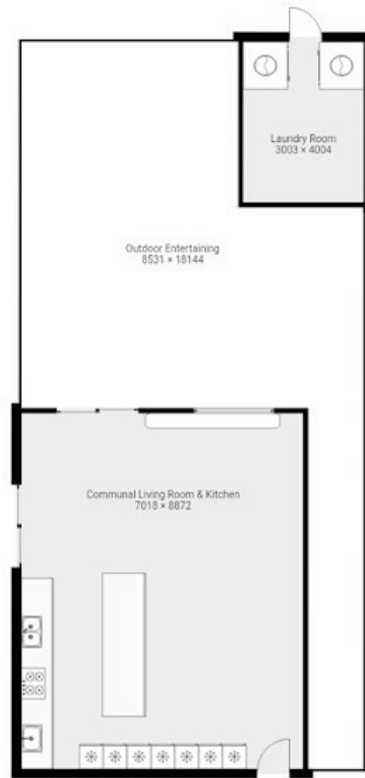
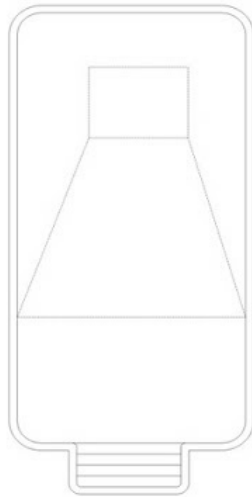
N/A



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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.



