42-44 DENISON STREET, HAMILTON EAST, NSW, 2303









FOR SALE

SALE REQUIRED | EXCEPTIONAL CASH FLOW WITH DEVELOPMENT UPSIDE.

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
- 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:
$2,600,000

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, Hamilto

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All information contained herein is gathered from sources we deem reliable, however we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.