1-7 O'DONNELL STREET, HILLSTON, NSW, 2675









FOR SALE

SECURE REGIONAL FREEHOLD INVESTMENT – HILLSTON MOTEL, HOSTEL & SHAMROCK RESTAURANT

1–7 O'Donnell Street, Hillston NSW 2675

FOR SALE – $3,400,000 - Vendor Finance Available
Current Rent: $224,391.48 p.a.

An outstanding opportunity to secure a substantial regional accommodation and hospitality freehold investment offering strong passive income, long-term lease security and future rental growth.

The Hillston Motel, Hostel & Shamrock Restaurant combines multiple accommodation and hospitality components within one significant freehold property, providing investors with a diversified regional commercial asset.

Investment Highlights

* Asking Price – $3,400,000
* Current Rental Income – $224,391.48 p.a.
* Approx. 6.60% initial yield
* Five-year lease commenced November 2024
* Two further five-year options, providing potential lease tenure through to 2039
* Annual CPI rent reviews
* Market rent review in 2027
* Tenant responsible for 100% of applicable outgoings
* Extensive tenant maintenance responsibilities
* Established motel, workforce accommodation and restaurant operation
* Multiple accommodation and hospitality components within one asset
* Substantial regional commercial property holding
* Vendor Finance Option Negotiable

Long-Term Passive Investment

0 BED | 0 BATH | 0 CAR

PRICE:
$3,400,000 - Vendor Finance Option Available

OPEN FOR INSPECTION:
N/A



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Regional Edge Property