



# FOR SALE

## PRIME INNER-CITY OPPORTUNITY, 10% ROI PER ANNUM.

\*Current Gross Return approx. \$190,000/annum (as short-term accommodation) 10.56% Gross Yield / ROI.

\*Potential Return \$127,400/annum (as fixed term accommodation) 7.08% Gross Yield / ROI.

A rare and highly versatile property offering exceptional flexibility in one of Hamilton East's most tightly held pockets. Operating successfully as a well-known guest house since 1989, this substantial residence presents an outstanding opportunity for owner occupiers, investors, developers seeking scale, zoning and future upside.

Set on a 449sqm R3 Medium Density Residential allotment, the property offers multiple pathways forward (STCA) - continue the existing accommodation use, explore redevelopment potential, or repurpose as a large family home.

The dwelling is generous in proportion and functionality, featuring seven bedrooms, two oversized bathrooms, a central communal kitchen and living area, and a large outdoor entertaining space ideal for shared living or residential conversion. Practical inclusions such as solar panels and an external laundry further enhance appeal.

Positioned in a high-profile Hamilton East location, the property is within easy walking distance to cafes, local shops, public transport and key amenities, ensuring ongoing demand and strong long-term growth.

### Property Features:

- Established guest house operating since 1989
- R3 Medium Density Residential zoning
- Approx. 449sqm land holding
- Seven bedrooms and two large bathrooms
- Communal kitchen and living areas
- Large outdoor entertaining space
- Solar panels
- External laundry
- Prominent, central Hamilton East location

7 BED | 3 BATH | 0 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



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