



# FOR SALE

**PRICE SLASHED - OWNER SAYS SELL 965M2 -  
PRIME CBD LOCATION, STRONG RETURN.**

\*\$380,000 Gross Return 24/25

Income-Producing Property with Development Upside. 2 Freehold properties on separate titles with Business attached (being sold as going concern)

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)
- Solid construction and well-maintained buildings
- Opportunity to make applications with council to expand or redevelop while maintaining current income stream

This is the perfect investment for those seeking a profitable, long-standing business with the added value of prime real estate in one of Newcastle's most sought-after suburbs. Whether you wish to continue operating the successful guest house, redevelop the site, or explore a mixed-use opportunity, 42–44 Denison Street Hamilton East presents unmatched versatility and long-term potential.

Enquire today, Joel Pyne: 0429 080 595

Disclaimer: Whilst all information provided in the marketing of the property is to the best of our

0 BED | 0 BATH | 0 CAR

PRICE:  
\$3,000,000

OPEN FOR INSPECTION:  
N/A



**Joel Pyne**  
**0429080595**  
joelpyne@atrealty.com.au  
[onethreeproperty.com.au](http://onethreeproperty.com.au)



## 42 Denison St, Hamilton East

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 inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

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.