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









FOR SALE

SALE REQUIRED - 2 X FREEHOLD PROPERTIES

An Outstanding Investment Opportunity Delivering Approx. $380,000 Gross Annual Income

Opportunities of this caliber are exceptionally rare. Positioned on a substantial 965m² R3 Medium Density Residential landholding, this fully operational accommodation asset delivers impressive returns, diversified income and outstanding future potential.

Producing an approximate gross annual income of $380,000 and an impressive net return of approximately $235,000 (2024/2025 Financial Year), this is a genuine set-and-forget investment with strong occupancy history and significant long-term upside.

Located in a high-demand precinct, the property offers investors immediate cash flow while also benefiting from valuable medium-density zoning, providing flexibility for future redevelopment or value-add opportunities (STCA).

Investment Highlights:
Approx. $380,000 gross annual income
Approx. $235,000 net return (2024/2025 FY)
Strong cash flow with consistent occupancy
Low-maintenance investment
High-demand location
Excellent long-term capital growth potential

Property Features:
R3 Medium Density Residential zoning
Approx. 965m² total landholding
13 bedrooms x 7 bathrooms
Two separate titles: 1//DP781130 & 5//DP745393

Extensive Inclusions:
Solar power system, Swimming pool, Commercial-grade kitchen, Commercial refrigeration, Coin-operated, laundry, Computer management systems, CCTV security system, Electronic gated entry, Remote-controlled air conditioning, Ducted air conditioning, Split-system air conditioning, Ceiling fans throughout, Pool table, Televisions, Lounges, Bedding & linen, BBQ, all furnishings required for ongoing operation.

13 BED | 7 BATH | 0 CAR

PRICE:
$2,600,000

OPEN FOR INSPECTION:
N/A



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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.

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