



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 \$109,200/annum (as fixed term accommodation) 6.07% 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 516m², 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 six bedrooms, an oversized bathroom, a central communal and living area, and a large outdoor entertaining space with a large in ground pool ideal for shared living or residential conversion.

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. 516m² land holding
- Six bedrooms and a large bathroom
- Communal living area
- Large outdoor entertaining and pool space
- Solar panels
- Prominent, central Hamilton East location

A unique offering combining income potential, zoning flexibility and future development upside in

6 BED | 3 BATH | 0 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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