

# Raine&Horne® Commercial

HAMILTON  
40-42 Tudor Street

50 sqm

10 

## INNER CITY MIXED USE DEVELOPMENT SITE!

### Sold

Discover an exceptional investment & prime development opportunity in the heart of Hamilton located at 40, 42, Tudor Street. Spanning over a total land holding of approx. 350 sq/m & zoned R4 high density residential & the site presents an exceptional opportunity for developers.

The site is DA approved for the construction of a mix of residential and commercial lots consisting of one (1) commercial lot & seven (7) apartments.

40-42 Tudor St, is currently used as a temporary storage shed with office amenities, hard stand and rear lane access & is the site to be demolished & developed.


This site has high exposure with a 25m frontage, is 22m deep with rear lane access & is within walking distance to Beaumont St and Wickham interchange with multiple permitted uses STCA.

With the property market in Hamilton on the rise, it's a rare chance to secure a sought-after location & the potential for capital growth & a high rental yield, making this an attractive

Property ID	L32558809
Property Type	Land/Development
Building / Floor Area	50
Car Spaces	10
Land Area	350.0 sqm

### AGENT

**Brad Wallace**

 0422 844 893

 Brad.Wallace@newcastle.rh.com.au

proposition for developers & investors alike. Don't miss your chance to be part of Hamilton's exciting development landscape.

Contact agents for further information or inspections.