

Raine&Horne. Commercial

Raine&Horne. Commercial Raine&Horne. Commercial

HAMILTON
40, 42, 44 Tudor Street

490 sqm

10 

INNER CITY MIXED USE INVESTMENT + DA APPROVED SITE!

Guide \$1,650,000 - \$1,800,000

Discover an exceptional investment & prime development opportunity in the heart of Hamilton located at 40, 42, & 44 Tudor Street. Spanning over 3 lots with a total land holding of approx. 531 sq/m & zoned R4 high density residential, the site includes a substantial holding investment income & presents endless possibilities for developers & investors.

The entire site is DA approved for the construction of a mix of residential and commercial lots consisting of one (1) commercial lot & seven (7) apartments & cosmetic update of #44.

Fronting Tudor St, the site includes the following tenancies currently generating a gross income of \$88,656 PA & an approx. net income of \$70,300 PA.


*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.


*44 Tudor St consists of 1 commercial tenancy returning approx. \$30,000 PA & 3 residential tenancies (3 x 1 bedroom apartments) returning approx. \$58,656 PA.

Property ID	L32558809
Property Type	Land/Development
Building / Floor Area	490
Car Spaces	10
Land Area	531.0 sqm

AGENT

Brad Wallace

 0422 844 893

 Brad.Wallace@newcastle.rh.com.au

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

Interested parties are invited to submit their Expressions Of Interest by 5pm Wednesday, April 16th, 2025.

Contact agents for further information or inspections.