



88 Kennedy Street, HAMILTON, VIC 3300

CBD Brick Home with Endless Potential

Positioned in the heart of Hamilton this solid brick home presents an exceptional opportunity for owner occupiers, rental investors, professionals, or business owners seeking a versatile and highly visible location.

With sturdy construction, flexible floorplan, and prime central position, the property is perfectly suited to professional offices, consulting rooms, boutique business premises, or a quality rental investment.

Inside, the home offers three bedrooms, a central bathroom, formal lounge, formal dining, and the enduring character and reliability of solid brick construction.

Whether you choose to modernise for commercial use, lease as an investment, or establish your own business headquarters, the possibilities here are extensive.

Situated in Hamilton's thriving CBD, caf  s, shops, businesses, schools, and the Lawn Bowling Club all within a short stroll, this home was previously tenanted and now available with vacant possession.

TYPE: For Sale

INTERNET ID: 300P197083

SALE DETAILS

\$340,000 to \$360,000

CONTACT DETAILS

Hamilton

89 Gray Street
Hamilton, VIC
03 5551 6600

Dion McFarlane

0428 598 354

The Commercial 1 zoning allows for a broad range of business and mixed-use opportunities, making properties of this nature increasingly sought after.

Property Features

- Solid brick post-war construction
- Three spacious bedrooms
- Central bathroom and functional floorplan
- Prime Hamilton CBD location
- Commercial 1 Zone (C1Z) 665sqm (approx.)
- Ideal for professional offices, consulting rooms, or mixed-use potential
- Excellent investment or owner-occupier opportunity
- Close to caf s, shops, schools, and next door to the Lawn Bowling Club.
- Scope to renovate, modernise, or further develop (STCA)

A rare chance to secure a versatile CBD property with outstanding future potential in Hamilton's tightly held commercial precinct.

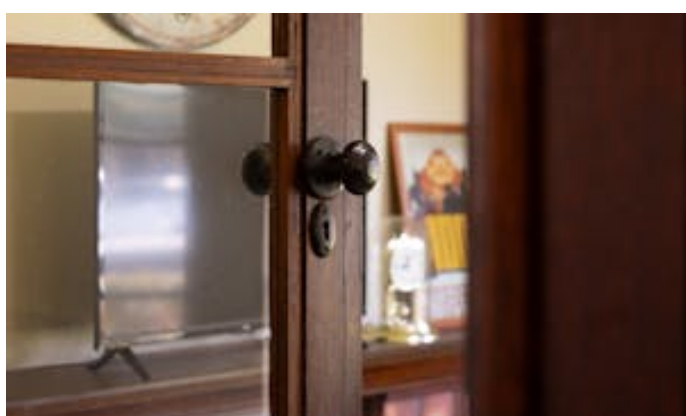
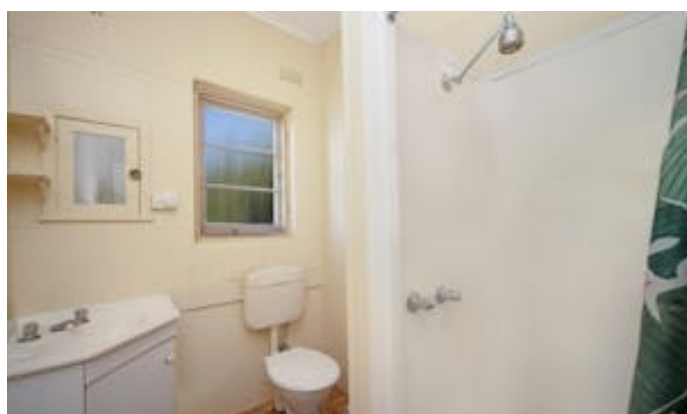
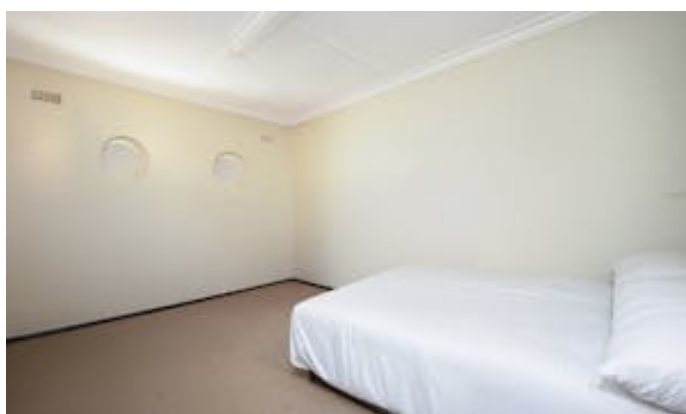
FOR SALE BY END DATE (time and date yet to be determined).

Inspections strictly by appointment only.

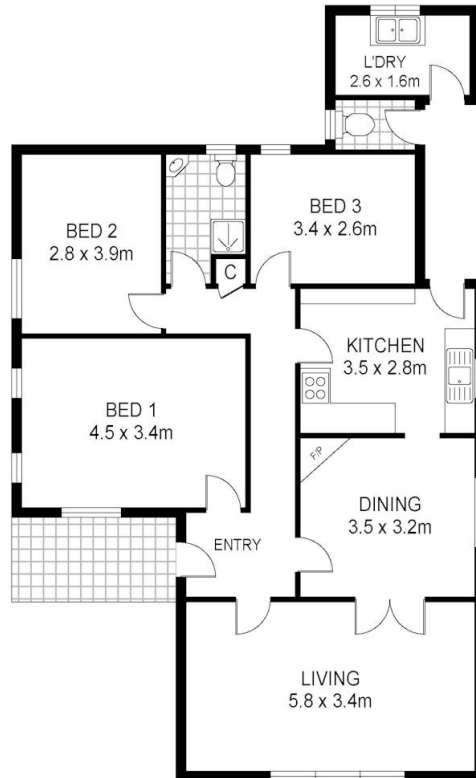
Contact Dion McFarlane on 0428 598354

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 665.00 square metres
- Bedrooms: 3
- Bathrooms: 1







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