



## MOTEL FOR SALE - COMFORT INN BOTANICAL, HAMILTON, VICTORIA - 31 ROOMS - RECENT U

Great location in strong Victorian Regional Town. Opposite botanical gardens and close to town centre.

Construction: 31 units plus Manager's Quarters Brick construction. Recently up-graded. In very good condition and well maintained.

Land Area: 3,996sqm approx.

Star Standard: 4 Star

Comment: 31+ ground floor rooms plus restaurant and bar in picturesque location. Opportunity to make 33 units utilising space current

**Price:** \$3,950,000 - Reduced to Sell - Was \$4,200,000