



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