



Perfectly Positioned & Recently
Renovated Bendigo Motel

3000
sqm

232-238 High Street, Kangaroo Flat

Sold

An exceptional investment opportunity in the heart of Bendigo, Victoria-a vibrant city just 150 km (1.5-hour drive) from Melbourne CBD. Originally established during the Gold Rush, Bendigo is now a thriving destination for tourism and business.

Property Highlights:

- Prime Location: Situated in the centre of Bendigo, with easy access to shopping centres, major attractions, and public transport.
- Recently Renovated: Upgraded to enhance guest experience and maximize investment value.
- Spacious Land & Facilities: Spanning 6,000 sqm with a 3,000 sqm building, featuring 32 rooms, a kitchen, restaurant, swimming pool, and an outdoor barbecue area.
- Ample Parking: Large parking lot suitable for cars and buses, enhancing guest convenience
- Stable Rental Income:

o Current annual rent: \$185,000 per annum

Property ID:	L33016332
Property Type:	Hotel/Leisure
Building / Floor Area:	3000
Land Area:	6000.0 sqm

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- o Long-term 23-year lease remaining

- o 3.0% annual rent increment

- Development Potential: A large vacant area at the front allows for additional motel rooms or residential development (STCA).

- Secure Investment: Ideal for buyers seeking risk-free rental returns with a steady income from freehold ownership and flexible settlement options.

For further information or to arrange an inspection, please contact Sunny – 0433 168 822 or Nitin – 0416 417 297

Interested parties should conduct their due diligence before making any submissions. The given details are for general information only and do not constitute any representation on the part of the vendor or agent.