



5 Whip Court Long Gully (Bendigo) 3550 VIC Australia

Versatile industrial investment that screams for future development

Seize this excellent opportunity at 5 Whip Court, Long Gully, VIC, just 4 km from Bendigo's CBD. This industrial investment is leased at \$75,884.78 per annum with a secure 3-year term and 2-year option, offering reliable income. The **3,378m²** lot, featuring building area of 537m², provides ample room for future development or subdivision.

- Tenant secured on a 3-year lease with a 2-year option from
- Space for future development on a fully fenced 3,378m² lot
- Close proximity to Bendigo's CBD
- Site coverage of only 15.9%
- **Eligible for Victoria's regional 50% Stamp Duty concession – which is an upfront saving of \$33,688**

A secure investment offering growth and development potential.



Key Information

Investment Type	Industrial
Purchase Price	\$1,225,000
Net Yield	5.85%
Property Market Status	

Key Highlights

Purchase Price: \$1,225,000

Net Yield: 5.85%

Net Rent: \$134/sqm



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Purchase Rate:

On NLA: \$2,281/sqm

On Land: \$363/sqm

Asset Class: Industrial

Property Composition:

Warehouse: 495 sqm

Office: 42 sqm

Yard: 2,841 sqm

Property Market Status: Off Market

Age of Asset: 30-40 years

Unapproved Structures: None known to the agent

Owner's Reason for Selling: Divesting due to age (mid-70s)

Seller & Tenant Relationship: Not related

Tenant Occupancy:

Current tenant since August 2017

Last sold: 1998 for \$165,000

Vacancy:

Currently tenanted

Estimated vacancy if unoccupied: 2-6 months

Flood Zone: No

Property Features:

Land Area: 3,378 sqm

Building Area: 537 sqm

Car Spaces: Ample

Frontage: Wide, with multiple entries for visibility and accessibility

Signage: Medium exposure; located in a cul-de-sac

Fit-Out: By landlord

Lifts: No

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Roller Doors: Yes

Zoning: Industrial 3

Background Information

How old is the asset?	
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	No
Are the seller & tenant related parties?	
How long has the current tenant been on-site?	2017
How long have they been in business overall?	23 Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Located in Bendigo's western suburbs, Long Gully is quickly emerging as a key industrial area within the region. Known for its proximity to Bendigo's CBD and strong infrastructure links, Long Gully offers significant potential for businesses seeking to benefit from the region's expanding economy. Bendigo itself, with its rich gold rush history and robust economic base, serves as a major hub for business, tourism, education, and health services in central Victoria. With a population of over 120,000 and continuing to grow, Bendigo is increasingly becoming a prime location for businesses and investors alike.

Property Location:

Situated just 7 minutes from Bendigo's CBD, this industrial property offers the ideal blend of accessibility and future development potential. Positioned on a large 3,378 sqm allotment, it is well-suited for businesses that require both space and proximity to regional Victoria's thriving centre. The location provides excellent transport links and access to key local amenities, making it a strategic choice for industrial operators.



Location in Relation to Greater Victoria:

- Distance to Bendigo CBD: Just 7 minutes' drive, offering quick access to the city's business and commercial services.
- Distance to Melbourne: Approximately 150 kilometres northwest via the Calder Freeway, providing convenient access to the state capital while maintaining regional cost advantages.

Proximity to Important Landmarks and Economic Drivers:

- Bendigo Railway Station: Located 3.1 km away, this major transport hub provides frequent train services to Melbourne and other regional centres, ensuring strong logistics and commuter links.
- Bendigo Health Precinct: Just a short drive from the property, Bendigo Health is one of the largest employers in the region, further enhancing the area's growth potential.
- Bendigo Marketplace: Situated near the CBD, this shopping centre offers a range of retail and dining options, supporting the surrounding workforce and businesses.
- La Trobe University – Bendigo Campus: Approximately 5 km from Long Gully, La Trobe University brings students, staff, and economic activity to the region, adding to the dynamic environment.

Local Amenities and Industrial Growth Potential:

Long Gully and the surrounding areas benefit from a strong network of local amenities, including shops, schools, and health services. Bendigo's steady population growth and regional development initiatives continue to drive demand for both residential and commercial properties, with the industrial sector particularly well-placed to capitalize on future infrastructure projects.

Emerging Market with Strong Commercial Demand:

Bendigo's industrial property market is on an upward trajectory, supported by affordable pricing, growing local industries, and strong infrastructure. The combination of Long Gully's strategic location and the broader growth of Bendigo makes this property at 5 Whip Court a highly



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desirable investment for those looking to tap into the region's expanding commercial and industrial sectors.



Key Demographics - City of Greater Bendigo:

Category	Details
Population	123,000 (2023 estimate)
Median Age	41 years
Cultural Diversity	82% born in Australia; other notable countries include England, India, and China.
Education	18% with a bachelor's degree or higher
Median Weekly Income	Household: \$1,300 / Personal: \$700
Key Industries	Health Care & Social Assistance, Education, Retail, Construction, and Manufacturing
Employment	Workforce of approximately 55,000 people, with health care, education, and retail as leading sectors
Major Businesses	Bendigo and Adelaide Bank, Bendigo Health, Thales Australia, and various local wineries
Transport	Connected via Calder Freeway, Midland Highway, and frequent train services to Melbourne
Cultural Sites	Bendigo Art Gallery, Central Deborah Gold Mine, and the historic Bendigo Tramways
Natural Attractions	Rosalind Park, Lake Weeroona, Bendigo Botanic Gardens, and surrounding bushland

Tenant Information

A.R. Ball Rolling Stock Maintenance specializes in the maintenance and manufacturing of equipment for the rail and mining industries. Their expertise includes servicing rolling stock, manufacturing components, and providing tailored solutions for industrial needs.



Financial Overview

Tenancy

Tenant	AR Ball Rolling Stock Maintenance
Type of Lease	Commercial net
Rent	\$75,884
Rent (net – excl. property management)	\$71,710
Lease Term	Three (3) years
Commenced	01/08/2025 (Lease renewal is agreed on and subject to this offer)
Rent Review	CPI
Market Review	at option
Options	(3)+2 (till 2030)
Bond/Guarantees	\$7,792 (cash bond)
Outgoings Payable	By tenant (excl. property management)
Permitted Use	"Storage Warehouse & Manufacturing Workshop"

Outgoings

Outgoing	Cost to	\$
Council Rates	Tenant	\$6337
Water Rates	Tenant	\$1400
Land Tax	Tenant	\$5043
Insurance	Tenant	\$2540
Property management	Landlord	\$4174
Fire Protection	Tenant	\$438
Gutter Cleaning	Tenant	\$308
Total		\$20240

Rental Comparison

Address | Total size: [Land] Building (sqm) | Rent / sqm (\$)

5 Whip Court, Long Gully | [3378] 537 | 134/sqm

2-6 Festini Way, Long Gully | [3689] 577 | 121/sqm

1/78 Hattam Street, Golden Square | [1034] 450 | 118/sqm

78 Beischer Street, East Bendigo | [3539] 601 | 107/sqm



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24 Hesling Court, East Bendigo | [10198] 3226 | 93/sqm
229-235 High Street, Bendigo | [780] 490 | 156/sqm

Offer to Purchase

Offer to Purchase	\$1,225,000
Initial Deposit	\$60,000
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days



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Disclaimer:

The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.



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Appendix



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Upside Potential



Unlock the full potential of this Lot

This property presents an excellent opportunity for investors and developers looking to maximize returns. With existing infrastructure, including a warehouse and hardstand area, the site offers stable income and significant potential for growth. By subdividing or developing further, such as adding a new modern warehouse, the property can attract higher rental yields and increase in overall value. It's a versatile investment suited for those looking to capitalize on both short-term gains and long-term growth.

Disclaimer:

The following projections are based on current market conditions. Small changes in building/land sizes, designs, or specifications can significantly impact outcomes. This thesis serves only as a framework to show possibilities, and purchasers are advised to conduct their own detailed feasibility study.

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Scenario	Lot 1 (Existing Warehouse + Hardstand, 2,000 sqm)	Lot 2 (New Warehouse + Concrete Hardstand, 1,689 sqm with 50% Site Coverage)	Total Value	Outcome
Scenario 1: Current (Single Lot)	Rent: \$67,600 p.a. Value: \$1,229,090 (5.5% cap rate)	-	\$1,229,090	Neutral
Scenario 2: Subdivided, No Construction	Rent: \$61,250 p.a. Value: \$1,113,636	Sold as land: 1,689 sqm @ \$250/sqm Value: \$422,250	\$1,535,886	\$310,886
Scenario 3: Subdivided + New Warehouse	Rent: \$61,250 p.a. Value: \$1,113,636	Rent: \$101,340 p.a. (50% site coverage = 844.5 sqm @ \$120/sqm + 844.5 sqm concrete hardstand @ \$10/sqm) Value: \$1,842,545	\$2,956,181	\$703,281

Assumptions:

1. Purchase Price: \$1,225,000
2. Cap Rate: 5.5%
3. Lot 1 Rent: \$61,250 p.a. for a 2,000 sqm lot (existing warehouse + hardstand)
4. Lot 2 Sale Value (Scenario 2): \$250/sqm for 1,689 sqm of land
5. Warehouse Rent (Scenario 3): \$120/sqm for 844.5 sqm of new warehouse/office (50% site coverage)
6. Concrete Hardstand Rent (Scenario 3): \$10/sqm for 844.5 sqm concrete hardstand
7. Construction Cost: \$1,500/sqm, totaling \$1,266,750 for 844.5 sqm warehouse
8. Concrete Hardstand Cost: \$200/sqm, totaling \$168,900 for 844.5 sqm
9. Design & Permits: \$160,000 for design and permits

Property type:
High Bay Warehouse, standard configuration, c. ✓

Nearest major city:
Melbourne ✓

Estimated year of construction:
2025 ✓

Quality of finish:
Medium ✓ ?

Floor area: ☒ Sq. Metres ☐ Squares 844 ✓ ?

Calculate

Could not determine an estimate using information provided. Please check inputs and try again.

Estimate of Construction Costs

Minimum:	Maximum:
\$1,265,200*	\$1,545,577*

*The calculator will estimate approximate total costs excluding GST. The estimate makes allowance for site works, building margins and basic landscaping.

Disclaimer