



## 2 Leased Bendigo CBD Buildings, 1 Corner Freehold Investment

Sold  
 Contact Agent  
 Sold: Wed 19-Jan-22

Retail • Offices • Medical/Consulting  
 41-43 Mundy St, Bendigo, Vic 3550

**Floor Area:**  
 1,513 m<sup>2</sup>

**Land Area:**  
 761.00 m<sup>2</sup> (approx)



## Property Description

---

- **1,513 sqm\* CBD Building**
- **80 m\* Combined Frontage**
- **Strong Annual Income**

Stonebridge Property Group is pleased to present for sale 41-43 Mundy Street, Bendigo.

- Commanding Bendigo CBD corner investment strategically located adjacent the highly anticipated \$90,000,000 Gov Hub Development

- Boasting 80 m\* of combined street frontage to the heavily trafficked Mundy Street & Lyttleton Terrace intersection

- Substantial and high quality 1,513 sqm\* mixed use building complete with the convenience of 10 undercover lock-up car parks

- The prominent building has recently undergone an extensive refurbishment/rebuild providing the next owner with depreciation benefits and peace of mind

- Providing annual income of \$358,945\* + GST + Outgoings

- Leased to a diverse mix of 10 separate tenants including solicitors, non-for-profits, financial services, government & hospitality (the hugely popular Old Green Bean café)

- Positioned on 761 sqm\* of underlying Commercial 1 Zoned land in the heart of Bendigo

- Bookended between ~\$300,000,000 of public and private development including the Bendigo Law Courts (\$152m\*), Bendigo Tafe (120 m\*) and the Bendigo Gov Hub which is set to house ~1,000 new government employees and be a major driver of activity to the immediate area

- With a total population of ~122,000, Bendigo ranks as Australia's 4th

## Additional Details

---

### Tenure Type

Tenanted  
Investment

41-43 Mundy St, Bendigo, Vic 3550



**Nic Hage**

+61 448 782 594

**Rorey James**

+61 439 400 081

**Kevin Tong**

+61 422 848 818

---

Stonebridge Property Group - Melbourne

Ground Floor, 95 Coventry Street, Southbank Vic 3006