

A *Golden Medical Investment* SERVICING THE FOURTH LARGEST INLAND CITY IN AUSTRALIA

ONE  
CHUM ST  
BENDIGO

LEVEL 1

887 SQM\*

Bendigo  
Day Surgery



30\* ON-SITE CAR PARKS



7 PREMIUM MEDICAL TENANTS



OPPOSITE ST JOHN OF GOD BENDIGO HOSPITAL  
A 144 BED PRIVATE HOSPITAL

Outline indicative only

VICTORIAN  
HEALTH, AGED  
AND CHILD CARE

FOR SALE

CBRE



Outline indicative only

# ONE CHUM ST BENDIGO



Premium medical investment with seven (7) tenancies to well established medical tenants including Pathology, Plastic Surgeons and St John of God Consulting Suites



Passing income of **\$285,657 pa\***



Ground floor tenants include **Bendigo Day Surgery and Monash IVF** providing significant foot traffic



City of Greater Bendigo's population can expect to **grow 30% to 2031** making it the **second fastest growing municipality in Victoria**



Popular tourist destination **Central Bendigo Gold Mine** 49,000 international visitors in 2017



State of the art medical fitout



St John of God only 100m\* away



Bendigo Station providing direct access to Melbourne CBD (2km\*)

## FOR SALE

**FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:**

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\*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.