



### 1/8 Merino Court East Bendigo VIC

NATIONAL BRAND TENANT  
MODERN WAREHOUSE AND OFFICE WITH 5  
CARPARKS  
PRIZED MERINO COURT LOCATION  
BUILDING SIZE - Approximately 315m<sup>2</sup>  
LAND SIZE - Approximately 677m<sup>2</sup>

**Building Size** : 315 sqm  
**Land Size** : 677 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/east-bendigo/commercial/industrial/5764944>

This is a rare opportunity to purchase in this popular location, located minutes from the McIvor Highway and Bendigo's CBD. The property is well appointed with air conditioned office, kitchenette and ambulant toilet facilities plus 3 phase power and high bay lighting. The property has a detailed rental history making it an ideal investment opportunity for a self-managed super fund.

Please note that the purchaser of this property, shall have the first opportunity to purchase 2/8 Merino Court (adjoining



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