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Introducing...

King & Heath Pty Ltd is delighted to present 120 Day Street, Bairnsdale to the market.

Positioned directly opposite the Bairnsdale Regional Hospital, this quality commercial investment offers an enviable location in one of East Gippsland's most established healthcare and services precincts. Offered as a tenanted investment with a long lease already in place, it provides a new owner with secure, immediate income and the confidence of a stable, long-term return.

An outstanding opportunity for investors seeking a well-located asset with strong fundamentals, 120 Day Street offers plenty to a new owner.

For further information, please contact King & Heath Commercial on 03 5152 3311 or commercial@kingheath.com.au.



Matt Baylis

Commercial Sales & Leasing

0439 633 312

<https://kingheath.com.au/matt-baylis/>



Visit Our Website

Property Details



120 Day Street, Bairnsdale

**LANDMARK FUNERAL HOME
INVESTMENT - SECURE INCOME TO 2033
WITH TERMS THROUGH TO 2053**

PROPERTY TYPE	LAND AREA	FLOOR AREA
Offices	2261 sqm	680 sqm

\$1,750,000

Quality tenanted investment occupying a prominent corner holding directly opposite the Bairnsdale Regional Hospital, one of East Gippsland's most significant institutional precincts and a location that has underpinned the enduring value of property in this pocket of Bairnsdale for decades.

The improvements comprise a main office building together with a purpose-built chapel, delivering a complete and highly specialised facility that would be difficult and costly to replicate, and a sealed car park to service the chapel when in use. Purpose-built accommodation of this nature reflects a level of tenant investment and operational commitment that few asset classes can match, and it speaks directly to the quality of the income stream on offer.

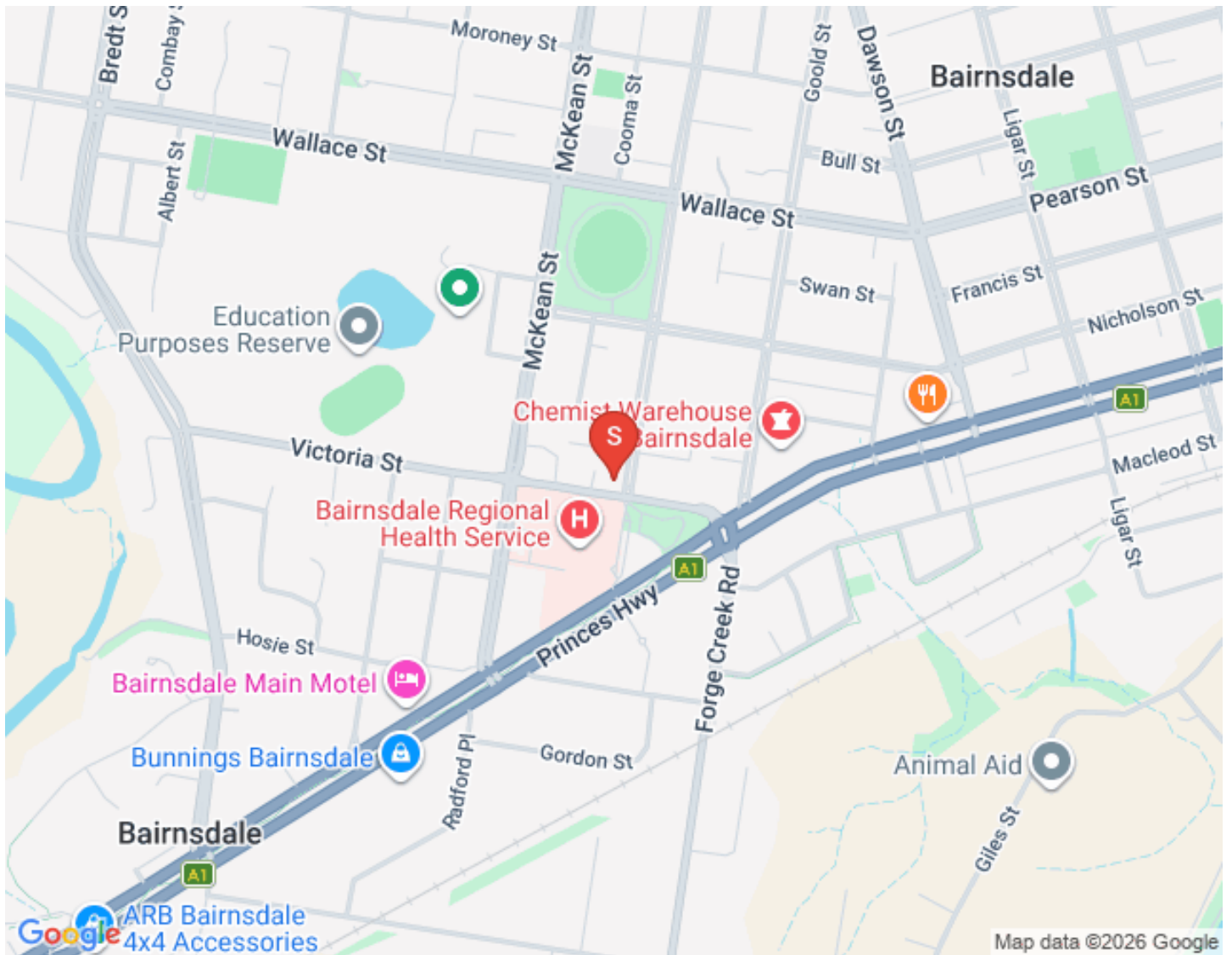
The property is leased to Peter Murray Funerals, a long-established and respected operator servicing the East Gippsland community. The current 10 year term of lease runs through to March 2033, with further terms of lease thereafter through to 2053. Current rental is \$104,504.82 per annum plus GST, growing at fixed four per cent annual increases with a market rent review at the commencement of each further term - a structure that delivers both certainty of growth and the opportunity to capture market movement over the longer term.

For the passive investor, the appeal is clear. This is genuinely set-and-forget income, backed by a specialised tenant in occupation of purpose-built premises, on a corner site whose location opposite the regional hospital ensures ongoing relevance and prominence. The combination of fixed growth, an extended lease profile and a strong underlying land holding of 2,261sqm approx. across three titles in the heart of Bairnsdale presents a rare opportunity for

superannuation funds, private investors and syndicates seeking dependable returns in a regional market with sound fundamentals.

Bairnsdale continues to consolidate its position as the commercial, medical and administrative centre of East Gippsland, with the hospital precinct in particular attracting sustained investment and activity. Assets of this calibre are tightly held and infrequently offered.

For further information or to arrange an inspection, please contact King & Heath Commercial on 03 5152 3311.



Floorplan



Executive Summary

Property Address	120 Day Street, Bairnsdale
Title Particulars	Lot 1 on TP 806552D Volume 07601 Folio 133 Lot 2 on PS 018250 Volume 07252 Folio 392 Lot 3 on PS 018250 Volume 07299 Folio 757
Land Area	2261 sqm
Building Size	680sqm
Zoning	General Residentail Zone - Schedule 1 (GRZ1)

Lease Summary

Property	120 Day Street, Bairnsdale, VIC
Lessee	Reflections Pty Ltd
Guarantor	Kelly Jane Avage & Rachel Wagstaff
Security Deposit	\$7,333.32 incl. GST
Rent	\$104,504.82 per annum
Outgoings	100% payable by the Lessee except Land Tax
Term of Lease	10 Years
Lease Expiry	26 March 2033
Further Terms of Lease	4 further terms of 5 years each
Rent Reviews	4% annually. Market Rent Review at the commencement of each further term of Lease
First Right of Refusal	The Lessor agrees that in the event that the Lessor decides to sell the property the Lessor will offer it to the Lessee who must within 14 days of the notification of its first right of refusal enter into an agreement in the then standard Contract of Sale. After 14 days the Lessor may sell the property to any other party if the Lessee has not exchanged such Contract but shall not do so on terms different from those offered to the Lessee unless first making the same or more advantageous offer to the Lessee who shall then have a further 14 days to exchange the Contract.

Property Video

About Bairnsdale

The gateway to the natural beauties of East Gippsland, Bairnsdale is set on the banks of the Mitchell River, 285 kilometres east of Melbourne. A thriving provincial centre, and once home to steam boats and traders who arrived in the area in the 1850s, Bairnsdale is now the commercial and administrative hub of the East Gippsland Shire offering history, the arts, culture and retail.

The town's rich heritage can be found throughout the town, including the rotunda in the centre of town, the spectacular murals and architecture of St Mary's Church and Bairnsdale Court House, which are noted for their 19th century architecture. Close to lakes, rivers, mountains and forests, Bairnsdale is a destination for year-round enjoyment. Base yourself here to enjoy an excellent range of accommodation and dining and plan day trips, tours or longer stays.



About East Gippsland

East Gippsland is a local government area located in the eastern part of Victoria. It covers an area of 20,931 square kilometres and in 2018, has a population of 46,818. It includes the towns of Bairnsdale, Benambra, Bruthen, Buchan, Ensay, Lakes Entrance, Mallacoota, Metung, Omeo, Orbost, Paynesville, and many more.

East Gippsland is best known as a tourist destination as it is located on the iconic Gippsland Lakes. The lakes system is considered the largest lake system in Australia. Other significant towns include Lakes Entrance, Metung, Orbost, Paynesville and Mallacoota, the half-way point between Melbourne and Sydney. To the north are Omeo and other townships of the Great Alpine Road.



Documents & Useful Links

Additional important information that might interest you...

[COS & Vendor
Statement](#)

[Lease Agreement](#)

[Email Us](#)

Method of Sale

- For Sale by Private Treaty
- 10% deposit
- Settlement to be negotiated

Inspections

There will be an opportunity throughout the campaign to inspect the property via a private inspection. Please contact the exclusive selling agent to organise your inspection. Please note that inspections must be conducted during business hours.

About Your Commercial Team

Specialising in Commercial Property Sales, Leasing & Management First National Commercial King and Heath are proud of our longstanding reputation of initiative and integrity. Established in Bairnsdale in 1923 and now operating throughout East Gippsland, conveniently located to attend to your property needs.

First National Commercial King and Heath have a dedicated and well trained Commercial property team that handle the sales, leasing and management of commercial property within the East Gippsland catchment.

The team at First National Commercial King and Heath pride themselves on providing all clients with exceptional customer service and the right advice for all your property needs.

Every member of the team are continually striving to improve the level of service for our clients by attending and completing ongoing training in all matters relating to commercial property.

Our professional team is dedicated to providing personal service of the highest integrity and proud of the fact that a very large percentage of business is due to repeat and referral business.

Meet Your Commercial Team



MARK HOWLETT

DIRECTOR/COMMERCIAL SALES & LEASING

0407 361 076

mark.howlett@kingheath.com.au

Born and bred in East Gippsland, Mark has spent a big part of his life living and working in the area.

After pursuing a range of ventures Mark returned to real estate in 2005 to pursue a career in Commercial Real Estate (Sales & Leasing).

Mark resides in Paynesville and loves to holiday in Metung, a true dedication to the local area and lifestyle. Mark enjoys all aspects of boating on the Gippsland Lakes in his spare time.



MATT BAYLIS

COMMERCIAL SALES & LEASING

0439 633 312

matt.baylis@kingheath.com.au

Matt commenced his real estate career locally in 2005, before relocating to Melbourne in 2006, where he further developed his skills in both residential and commercial property management. In 2008, he chose to specialise in the commercial sector and has since built a strong track record of delivering strategic results for clients.

Now leading our Commercial Property Department, Matt combines extensive market knowledge with a results-driven approach, ensuring property owners and investors receive clear, commercially sound advice tailored to their objectives.

Away from the office, Matt enjoys spending time with his wife and two young boys.



CHRIS MARTIN

PARTNER/COMMERCIAL & INDUSTRIAL
CONSULTANT

chris.martin@kingheath.com.au

Having worked at King and Heath for 44 years, Chris has developed a strong and loyal client base. Over the years he has worked in all facets of the business from Property Management and Residential Sales, and now specialises in Commercial & Industrial Sales. Chris previously served as Managing Director of King & Heath from 2011 to 2025. Chris is a well-respected member of the local community who is involved in various community and sporting groups. Chris strongly believes in the economic growth of the region and being a board member of East Gippsland Marketing Incorporation is passionate about promoting our local area.

Out of work Chris has a strong interest in thoroughbred racing and has been a committee member of the Bairnsdale Racing Club for over 35 years, and is a life member, continuing a long family involvement. He is also a life member of the Wy Yung Football & Netball Club having been involved as a player and committee member for many years.



DAVID LYON

COMMERCIAL & INDUSTRIAL PROPERTY
MANAGER

david.lyon@kingheath.com.au

After growing up in Melbourne, David and his family decided to make the move to East Gippsland and enjoy the stunning Gippsland Lakes and surrounding areas. They purchased a small retail business, which they ran successfully for 14 years.

David decided to take a change in career so joined the King & Heath team in 2018. He loves dealing with Commercial Property Management and is able to bring a friendly, down to earth nature to his role.

Outside of work, David enjoys riding his motorbike and spending time with his family.





MADDY INGRAM

COMMERCIAL PROPERTY MANAGER

maddison.ingram@kingheath.com.au

Maddy, working as Commercial Property Manager, brings many years of administration experience to her role here at King & Heath. Maddy's strengths include her organisational skills and ability to thrive within routines, and with her positivity and bubbly personality, she fosters an uplifting and welcoming environment within the office.

During her free time, she enjoys camping, swimming, and cherishing moments with her family. Maddy's commitment to continuous learning drives her dedication to both personal and professional growth. Embracing the belief that "An expert in anything was once a beginner," she approaches her role with a firm commitment to ongoing improvement.



SCOTT HOLLAND

COMMERCIAL PROPERTY ASSISTANT

0460 821 359

scott.holland@kingheath.com.au

Scott is a licensed real estate agent with over 28 years of experience at King & Heath, having first joined the agency in 1998 following a seven-year career as a baker. Now returning to the team as Commercial Property Assistant, Scott brings a wealth of knowledge across the East Gippsland region, with extensive experience serving clients across both the Paynesville and Bairnsdale offices. A passionate real estate professional, Scott prides himself on delivering quality service and securing the best outcomes for his clients. He has a contemporary approach to his work, which has earned him numerous accolades, including awards for his sales skills. Scott's expertise and motivational skills are highly valued by his colleagues, and he plays a key role in helping new sales recruits learn the skills of being a professional agent. When he's not working, Scott enjoys spending time in his expansive veggie garden, playing golf and catching up with his adult children when he can. Although he misses playing football and cricket locally, he finds fulfillment in other pursuits and remains an active member of his community.

Disclaimer

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The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquires to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

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Specifically, we make the following disclosures:

- All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation

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