

# Property Portfolio

As at 30 June 2025





# Artarmon

71 Reserve Road, Artarmon, New South Wales

## LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 2000 and purchased by the Trust in February 2003. The property is located in an established industrial area six

kilometres north of the Sydney central business district. The development comprises three levels; a high clearance retail space over two levels of

undercover basement car parking accessible by elevators and escalators. The property has 310 undercover car bays.

6,753  
LAND AREA (M<sup>2</sup>)

5,746  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,983,943  
ANNUAL RENT

9/02/2003  
LEASE COMMENCEMENT DATE

\$16,453,635  
TOTAL PROPERTY COST

\$40,600,000  
CURRENT VALUATION



# Arundel

292 Brisbane Road, Arundel, Queensland

## LOCATION SUMMARY

The property is situated on the southern side of Brisbane Road approximately 67 kilometres south-east of the Brisbane central business district. Development within the immediately

surrounding area comprises a variety of light industrial and showroom facilities. The property has convenient access to major road networks, especially the Gold Coast Highway (forms part of

Brisbane Road) and the Pacific Motorway. Helensvale Railway Station is situated approximately 4 kilometres north-west of the property.

36,760  
LAND AREA (M<sup>2</sup>)

15,676  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,934,576  
ANNUAL RENT

16/09/2013  
LEASE COMMENCEMENT DATE

\$28,123,809  
TOTAL PROPERTY COST

\$53,000,000  
CURRENT VALUATION



# Australind

58 The Promenade, Australind, Western Australia

## LOCATION SUMMARY

The property fronts Ditchingham Place and Kingston Drive in Australind, 148 kilometres south of the Perth GPO and 11 kilometres north east of the Bunbury City Centre. The property is situated within the 'Treendale Estate', a master-planned

community situated 3 kilometres east of the existing Australind Town Centre. The estate commenced development in 2003. Approximately 700 residential lots have been released with a further 500 lots to be released in the future. The residential

development will be supported by the Treendale District Centre comprising a range of retail, community and entertainment infrastructure in addition to a lifestyle village and aged care facilities.

28,439  
LAND AREA (M<sup>2</sup>)

13,700  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,679,896  
ANNUAL RENT

15/06/2015  
LEASE COMMENCEMENT DATE

\$18,334,895  
TOTAL PROPERTY COST

\$28,000,000  
CURRENT VALUATION



# Balcatta

191 Balcatta Road, Balcatta, Western Australia

## LOCATION SUMMARY

The property is located in the Balcatta commercial/industrial precinct, approximately 12 kilometres north of the Perth central business district, on the northeastern corner of Balcatta and Erindale Roads.

Development within the proximity of the property consists of

office/warehouse premises together with retail showrooms along the main thoroughfares of Erindale and Balcatta Roads. A number of major companies such as Foodland, Berrivale and Peters have established major operations in the area.

Balcatta is a highly regarded commercial/industrial area due to its proximity to established urban areas and the ease of access to the city centre via the Mitchell Freeway.

43,196

LAND AREA (M<sup>2</sup>)

25,439

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,647,789

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$13,327,977

TOTAL PROPERTY COST

\$53,000,000

CURRENT VALUATION



# Bayswater

**183-225 Canterbury Road, Bayswater, Victoria**

## LOCATION SUMMARY

The property is located on Canterbury Road, a major arterial road, approximately 30 kilometres east of the Melbourne central business district. A variety of highway showroom and industrial premises are located along the north side of Canterbury Road followed by residential housing.

Canterbury Road exposes the property to significant volumes of traffic flowing from the residential areas of the Yarra Ranges to the middle-distance suburbs of eastern Melbourne.

The site comprises a Bunnings Warehouse with a total retail area

of 15,193 square metres, as well as two showrooms leased as outlets for Boating Camping Fishing (1,378 sqm) and Autobarn (1,106 sqm).

The property is accessible from Canterbury Road and has over 400 car bays.

**48,620**

LAND AREA (M<sup>2</sup>)

**17,677**

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$3,038,540**

ANNUAL RENT

**21/04/2004\***

LEASE COMMENCEMENT DATE

\*Relates to Bunnings Warehouse only

**\$23,688,947**

TOTAL PROPERTY COST

**\$56,500,000**

CURRENT VALUATION

Property Portfolio

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LOCATION SUMMARY

# Belmont

Corner Abernethy and Alexander Road, Belmont, Western Australia

LOCATION SUMMARY

The property is located on the corner of Abernethy and Alexander Roads in Belmont, approximately six kilometres from the Perth central business district. Abernethy Road is a main arterial road that connects Leach Highway and the Great Eastern Highway, both major north-east to west arterial roads in the area.

22,131  
LAND AREA (M<sup>2</sup>)

10,381  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,680,385  
ANNUAL RENT

31/03/2011  
LEASE COMMENCEMENT DATE

\$18,982,045  
TOTAL PROPERTY COST

\$50,900,000  
CURRENT VALUATION



# Belrose

**Austlink Corporate Park, Niangala Close, Belrose, New South Wales**

## LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 1998 and purchased by the Trust in February 2003.

The property is located in the Austlink Corporate Park, 20 kilometres north of the Sydney central business district,

and is readily accessible from the adjacent Mona Vale Road, an arterial road that links the Pacific Highway with the coast.

24,530  
LAND AREA (M<sup>2</sup>)

8,888  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,349,574  
ANNUAL RENT

9/03/2003  
LEASE COMMENCEMENT DATE

\$18,753,740  
TOTAL PROPERTY COST

\$49,500,000  
CURRENT VALUATION



# Bethania

9 Glasson Drive, Bethania, Queensland

## LOCATION SUMMARY

The property is located in the suburb of Bethania, 33 kilometres south-east of the Brisbane central business district. Surrounding development predominantly

comprises industrial complexes to the north and west and residential to the south. Adjoining the property to the east is a large format retail centre. An Aldi

supermarket is situated directly opposite the property to the northeast.

32,390  
LAND AREA (M<sup>2</sup>)

13,494  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,386,419  
ANNUAL RENT

16/09/2003  
LEASE COMMENCEMENT DATE

\$23,110,625  
TOTAL PROPERTY COST

\$43,000,000  
CURRENT VALUATION



# Bibra Lake

Corner Spearwood Avenue and Stock Road, Bibra Lake, Western Australia

## LOCATION SUMMARY

The property is located in the suburb of Bibra Lake, approximately 18 kilometres south of the Perth Central Business District and 7 kilometres southeast of Fremantle City Centre.

The property is prominently positioned with frontages to

Spearwood Avenue and Stock Road, which carry high volumes of passing traffic. The popular Stock Road and the Hamilton Commercial Centres are nearby, which include showroom and factory developments. The Hamilton Commercial Centre and the adjacent

Bibra Lake industrial area are enveloped by residential development. The property is readily accessible to the immediate surrounding and more distant suburbs via the nearby Kwinana Freeway and other main roads.

31,651  
LAND AREA (M<sup>2</sup>)

14,141  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,030,001  
ANNUAL RENT

1/11/1999  
LEASE COMMENCEMENT DATE

\$9,124,985  
TOTAL PROPERTY COST

\$38,700,000  
CURRENT VALUATION



# Brendale

Corner Kremzow and Old North Roads, Brendale, Queensland

## LOCATION SUMMARY

The property is located at the corner of Kremzow and Old North Roads, Brendale, approximately 22 kilometres north of the Brisbane central business district.

Surrounding development includes CSR's former PGH Brickworks site now being redeveloped into the Newbase Business Park which includes a Super Retail Group

distribution centre and an Aldi distribution centre. Other surrounding areas have been identified for residential development.

43,800  
LAND AREA (M<sup>2</sup>)

15,035  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,523,875  
ANNUAL RENT

15/12/2014  
LEASE COMMENCEMENT DATE

\$27,361,703  
TOTAL PROPERTY COST

\$48,900,000  
CURRENT VALUATION



# Broadmeadows

**1185 Pearcedale Parade, Broadmeadows, Victoria**

## LOCATION SUMMARY

The property is located in the established residential suburb of Broadmeadows, approximately 15 kilometres north of the Melbourne central business district.

The property was redeveloped in 2010 at a cost of \$5.8 million.

The property is positioned opposite the Broadmeadows town centre shopping centre, and benefits from having frontage to Pearcedale Parade, and access to Pascoe Vale Road from an adjoining large carpark.

The nearby Broadmeadows civic/commercial area comprises retail premises and municipal offices with ready access to bus and rail services.

**17,600**  
LAND AREA (M<sup>2</sup>)

**12,765**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$2,585,679**  
ANNUAL RENT

**24/09/1998**  
LEASE COMMENCEMENT DATE

**\$14,337,804**  
TOTAL PROPERTY COST

**\$51,700,000**  
CURRENT VALUATION



# Broadmeadows Homemaker centre

Pearcedale Parade, Broadmeadows, Victoria

## LOCATION SUMMARY

Acquired for \$20.0 million in October 2023, the Broadmeadows Homemaker Centre in Victoria, a 33,500m<sup>2</sup> site adjoining the BWP Trust-owned Bunnings Warehouse. The existing large format retail

centre comprising 5,631m<sup>2</sup> and surplus land for further development. BWP is currently finalising plans for the addition of new large

format retail tenancies on the surplus land. BWP is progressing plans for the addition of multiple new large format retail tenancies on the surplus land.

33,500  
LAND AREA (M<sup>2</sup>)

5,631  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,869,956  
ANNUAL RENT

–  
LEASE COMMENCEMENT DATE

\$22,511,836  
TOTAL PROPERTY COST

\$21,200,000  
CURRENT VALUATION



# Browns Plains

**65-101 Browns Plains Road, Browns Plains, Queensland**

## LOCATION SUMMARY

The property, comprising an established Bunnings Warehouse and three large format retail showrooms was acquired in April 2012 for \$25.6 million (including acquisition costs) from an institutional owner. The 4.7-hectare property is

situated on the corner of Browns Plains Road and Commerce Drive approximately 25 kilometres south of the Brisbane central business district.

The property comprises a total lettable area of 18,398 square

metres with approximately 533 car parking spaces. In addition to Bunnings, the tenants for the remaining showrooms include Spotlight, The Good Guys and Best Friends.

46,970

LAND AREA (M<sup>2</sup>)

18,398

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,976,398

ANNUAL RENT

7/05/1999\*

LEASE COMMENCEMENT DATE

\*Relates to Bunnings Warehouse only

\$26,346,366

TOTAL PROPERTY COST

\$66,300,000

CURRENT VALUATION

Property Portfolio

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# Cairns

**149 Spence Street, Cairns, Queensland**

## LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 2001, purchased by the Trust in February 2003, and subsequently underwent a store upgrade in 2007.

The property, bounded by Fearnley and Spence Streets and Plath

Close, is located in an established industrial area two kilometres south of the main business district.

The site has 182 metres frontage to Fearnley Street, 80 metres frontage to Spence Street, and 94 metres frontage to Plath Close.

The land was re-zoned to 'Mixed-Use 2' as part of the 'Cairns Plan 2016' which allows for trades and services uses, low impact industry and residential. The Trust has leased the ex-Bunnings building to Screen Queensland to be utilised as a film studio.

**26,053**

LAND AREA (M<sup>2</sup>)

**12,917**

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$795,906**

ANNUAL RENT

**9/02/2003**

LEASE COMMENCEMENT DATE

**\$15,395,986**

TOTAL PROPERTY COST

**\$12,600,000**

CURRENT VALUATION



# Cannon Hill

1853 Creek Road, Cannon Hill, Queensland

## LOCATION SUMMARY

The property is located in the established residential suburb of Cannon Hill approximately seven kilometres east of the Brisbane central business district. The immediately surrounding suburbs of Carina, Morningside, Murarrie and Tingalpa are generally fully developed with post-war residential housing and new

subdivisions are being developed further south and east in Carindale, Capalaba, Manly West and Birkdale.

The property is adjacent to the Cannon Hill Kmart Plaza, a sub-regional centre, and Cannon Hill shopping plaza, a neighbourhood centre.

In December 2008, the Cannon Hill Bunnings Warehouse and the Trust's adjoining distribution centre were amalgamated into a larger Bunnings Warehouse. These numbers include the Bunnings Warehouse plus distribution centre.

35,772

LAND AREA (M<sup>2</sup>)

16,556

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,123,953

ANNUAL RENT

18/03/1999

LEASE COMMENCEMENT DATE

\$15,444,351

TOTAL PROPERTY COST

\$54,700,000

CURRENT VALUATION



# Caroline Springs

1067 Western Highway, Caroline Springs, Victoria

## LOCATION SUMMARY

The property is located in the growing residential suburb of Ravenhall, approximately 20 kilometres west of the Melbourne central business district. Western

Highway is a major east to west arterial road in the western suburbs of Melbourne. In the east direction it links with the Western Ring Road freeway, which connects

the western suburbs to Melbourne's highway and freeway network. In the west direction it connects Melbourne to Ballarat.

30,230

LAND AREA (M<sup>2</sup>)

14,319

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,342,311

ANNUAL RENT

23/05/2011

LEASE COMMENCEMENT DATE

\$20,694,779

TOTAL PROPERTY COST

\$46,000,000

CURRENT VALUATION

# Chadstone Homeplus

675-685 Warrigal Road, Coburg, Victoria

## LOCATION SUMMARY

Chadstone Homeplus is located prominently on Warrigal Road approximately 17 kilometres south east of the Melbourne central business district. Acquired as part of a portfolio transaction in 2024, the property includes an established Bunnings

Warehouse and eight large format retailers over 19,574 square metres. The tenants for the remaining showrooms are The Good Guys, Freedom, E&S, Barbeques Galore, Petstock, Flooring Xtra and Crunch Fitness.

The property is located adjacent to the Coles and Harvey Norman anchored centre and a short distance from the largest shopping centre in Australia, Chadstone Shopping Centre.

15,176  
LAND AREA (M<sup>2</sup>)

19,574  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$6,541,782  
ANNUAL RENT

–  
LEASE COMMENCEMENT DATE

\$72,660,075  
TOTAL PROPERTY COST

\$78,500,000  
CURRENT VALUATION



# Coburg

64-74 Gaffney Street, Coburg, Victoria

## LOCATION SUMMARY

In January 2014, the Trust purchased Lincoln Mills; an established Bunnings Warehouse and eight large format retail showrooms in Coburg, Victoria. The property was acquired from a private owner for \$60 million (including acquisition costs). The 4.9 hectare property is situated on the north side of

Gaffney Street, just west of its intersection with Sydney Road in the suburb of Coburg, approximately 9 kilometres north of Melbourne.

The property comprises a total lettable area of 25,413 square metres with approximately 426 car parking spaces. In June 2024, the expansion of the Coburg Bunnings

Warehouse was completed at a cost of \$2.9 million. On completion Bunnings and the Trust entered into a new 10-year lease with six, 5 year options.

49,940

LAND AREA (M<sup>2</sup>)

24,949

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$5,925,707

ANNUAL RENT

3/11/2008

LEASE COMMENCEMENT DATE

\*Relates to Bunnings Warehouse only

\$67,264,290

TOTAL PROPERTY COST

\$93,500,000

CURRENT VALUATION



# Cockburn

**South Central, 71 Armadale Road, Cockburn, Western Australia**

## LOCATION SUMMARY

The property, although on its own certificate of title forms part of the Cockburn Central Town Centre large format retail centre

located approximately 20 kilometres south of the Perth central business district. The sub-regional Gateways Shopping

Centre, adjoining the Kwinana Freeway, is located approximately 1.3 kilometres west of the property

**26,005**  
LAND AREA (M<sup>2</sup>)

**12,839**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$1,998,904**  
ANNUAL RENT

**31/03/2011**  
LEASE COMMENCEMENT DATE

**\$20,716,395**  
TOTAL PROPERTY COST

**\$38,100,000**  
CURRENT VALUATION



# Craigieburn

700-760 Hume Highway, Craigieburn, Victoria

## LOCATION SUMMARY

The property is located on Hume Highway approximately 45 kilometres north of the Melbourne central business district. Craigieburn and the adjoining

suburb of Roxburgh Park are residential areas that have been progressively developed since the 1980's with land subdivision and new housing occurring to the

north and west of the property. Retail facilities in close proximity include Craigieburn Shopping Centre, approximately two kilometres to the west.

45,700

LAND AREA (M<sup>2</sup>)

16,764

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,125,355

ANNUAL RENT

06/05/2012

LEASE COMMENCEMENT DATE

\$19,836,150

TOTAL PROPERTY COST

\$40,500,000

CURRENT VALUATION



# Croydon

**286 Maroondah Highway, Croydon, Victoria**

## LOCATION SUMMARY

The property is situated on the Maroondah Highway, approximately 32 kilometres east of the Melbourne central business district. The property forms part of an established large format retail precinct, sharing a central car park with the Chirnside Homemaker Centre which includes retailers such as Furniture Galore, Nick Scali and JB Hi-Fi.

Croydon and the adjoining suburbs of Chirnside Park and Mooroolbark

form part of a residential area that has been progressively developed since the 1980's. Land subdivision and new housing is occurring to the north of the property.

Maroondah Highway is a major arterial road that provides access from the eastern suburbs of Melbourne to the central business district. On the southern side of the property are large industrial developments including Black and Decker and Arlec Electronics, and

opposite the property is the Yarra Valley golf park and community facilities. Chirnside Park shopping centre, a sub-regional shopping centre is located less than a kilometre north of the property. In March 2021, the expansion of the Croydon Bunnings Warehouse was completed at a cost of \$4.0 million. On completion Bunnings and the Trust entered into a new 10-year lease with the existing 10-year option.

**37,930**

LAND AREA (M<sup>2</sup>)

**15,543**

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$2,625,461**

ANNUAL RENT

**24/09/1998**

LEASE COMMENCEMENT DATE

**\$18,380,178**

TOTAL PROPERTY COST

**\$52,500,000**

CURRENT VALUATION



# Dubbo

**Corner Mitchell Highway and Sheraton Road, Dubbo, New South Wales**

## LOCATION SUMMARY

The property is located adjacent to the Blue Ridge Estate industrial park in Dubbo, approximately 398 kilometres north-west of Sydney, New South Wales. Dubbo is a major road and rail freight hub to other parts of New South Wales and is linked by national highways north to Brisbane, South to

Melbourne, south-east to Sydney and Newcastle, and west to Adelaide.

The site comprises a Bunnings Warehouse with a total retail area of 12,685 square metres, a showroom leased to Petbarn (1,155 sqm) and a KFC fast food

outlet (pad site of 2,503 sqm). BWP expects to complete a \$14.0 million expansion of the Bunnings Warehouse in mid-2025 adding a further 4,673sqm. BWP completed a \$14.0 million expansion of the Bunnings Warehouse in the first half of 2025 adding a further 4,673 square meters.

**53,020**  
LAND AREA (M<sup>2</sup>)

**20,841**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$2,222,182**  
ANNUAL RENT

**5/08/2011\***  
LEASE COMMENCEMENT DATE  
\*Relates to Bunnings Warehouse only

**\$31,477,708**  
TOTAL PROPERTY COST

**\$40,000,000**  
CURRENT VALUATION



# Eastgardens

140-148 Denison Road, New South Wales

## LOCATION SUMMARY

The Trust acquired Bunnings Eastgardens as part of a portfolio acquisition in the first half of the 2024 calendar year. The property comprises 11,860sqm on a site of 2.26 hectares. The prominent

location is situated 8 kilometres from the Sydney central business district and a short distance to the Sydney airport with the M1 freeway providing direct access to both locations. The surrounding

area includes residential housing to the north and east with major shopping centre Westfield Eastgardens approximately 500 metres to the north.

22,600  
LAND AREA (M<sup>2</sup>)

14,576  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,517,529  
ANNUAL RENT

14/06/2017  
LEASE COMMENCEMENT DATE

\$70,505,653  
TOTAL PROPERTY COST

\$74,100,000  
CURRENT VALUATION



# Ellenbrook

173 The Promenade, Ellenbrook, Western Australia

## LOCATION SUMMARY

The property is located on the southern alignment of The Promenade in Ellenbrook 27 kilometres north-east of the Perth

central business district. The property is located within the Ellenbrook Town Centre where development includes a range of

retail, community, government and entertainment infrastructure.

31,865  
LAND AREA (M<sup>2</sup>)

15,337  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,969,640  
ANNUAL RENT

2/12/2013  
LEASE COMMENCEMENT DATE

\$24,403,330  
TOTAL PROPERTY COST

\$47,500,000  
CURRENT VALUATION



# Fairfield Waters

Darcy Drive, Fairfield Waters Estate, Fairfield Waters, Queensland

## LOCATION SUMMARY

The property is located in the growing residential suburb of Idalia, approximately nine kilometres south of the main business district of Townsville.

Townsville, located approximately 1,373 kilometres north of Brisbane, Queensland, is a major

service centre. It is the main centre for government administration outside Brisbane, with regional health services provided by the Townsville Hospital and a number of research institutions such as James Cook University, the Australian Institute of Marine Science, the Great

Barrier Reef Marine Park Authority, Department of Primary Industries and CSIRO Davies Laboratory. The large defence presence from army and air force bases also influences the local economy.

28,940  
LAND AREA (M<sup>2</sup>)

13,645  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,969,640  
ANNUAL RENT

31/03/2011  
LEASE COMMENCEMENT DATE

\$18,226,621  
TOTAL PROPERTY COST

\$30,000,000  
CURRENT VALUATION



# Fountain Gate

64-86 Narre Warren Road, Fountain Gate, Victoria

## LOCATION SUMMARY

The property is situated on the eastern side of Narre Warren North Road, approximately 38 kilometres south-east of the Melbourne central business district.

Fountain Gate and the adjoining suburbs of Narre Warren and Berwick form part of a residential area that has been progressively developed since the 1980's. Land subdivision and new housing is occurring to the north and east of the property.

The property is located between the Monash Freeway and Princes Highway both of which provide access to the Melbourne central business district. Narre Warren railway station is located on the southern side of Princes Highway and there is also a bus service operating in the area.

To the western side of Narre Warren North Road is Fountain Gate shopping centre, which includes Kmart, Target, Safeway, Coles and specialty shops. Also in

close proximity are a number of fast-food restaurants, service retail and other large format retail outlets, a medical centre, the municipal offices and other community facilities.

BWP is currently finalising redevelopment plans to transition the property to large format retail with a leasing campaign underway to secure new tenants for the property. Bunnings vacated Fountain Gate in July 2025.

32,120

LAND AREA (M<sup>2</sup>)

12,624

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,133,509

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$12,641,043

TOTAL PROPERTY COST

\$30,500,000

CURRENT VALUATION



# Frankston

Corner McMahon's Road and Gertrude Street, Frankston, Victoria

## LOCATION SUMMARY

The property is located on the south-east corner of McMahon's Road and Gertrude Street,

approximately 40 kilometres to the south-east of Melbourne's central business district. McMahon's Road

is a major arterial as is the nearby Cranbourne Road, which provides access to areas east of Frankston.

37,030  
LAND AREA (M<sup>2</sup>)

13,843  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,683,224  
ANNUAL RENT

20/12/2001  
LEASE COMMENCEMENT DATE

\$17,754,788  
TOTAL PROPERTY COST

\$51,100,000  
CURRENT VALUATION



# Fyshwick

52-66 Newcastle Street, Fyshwick, ACT

## LOCATION SUMMARY

The property was developed for BBC Hardware Limited in 1995 and purchased by the Trust in December 2002.

The property is located in the main industrial area of Canberra, 7 kilometres south-east of the Canberra central business district and on the corner of Newcastle and Collie Streets.

The land is subject to a 99-year lease expiring in 2091 and zoned 'Industrial Mixed Use IZ2' which allows for a range of land uses including large format retail, car dealership, shop, food processing and wholesaling.

The site has 129 metres frontage to Newcastle Street as well as 105 metres frontage to Collie Street. Access to the site is from the

Monaro Highway which passes to the west, and Canberra Avenue to the south. Bunnings pay an access fee to the Trust of \$300,994 per annum for an additional 10,025 square metres of land adjoining the property to the south. The property is located near a variety of showrooms, large format retail and high sale trade outlets.

27,740  
LAND AREA (M<sup>2</sup>)

6,648  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,600,000  
ANNUAL RENT

24/12/2002  
LEASE COMMENCEMENT DATE

\$14,949,433  
TOTAL PROPERTY COST

\$32,900,000  
CURRENT VALUATION



# Geraldton

181 North West Coastal Highway, Geraldton, Western Australia

## LOCATION SUMMARY

The property is in the Geraldton industrial precinct approximately 2.5 kilometres north of the Geraldton business district.

The site is prominently located on the corner of north-west Coastal Highway and the proposed western extension of Place Road

affording good visibility to passing traffic.

Geraldton is located approximately 420 kilometres north of Perth and is the capital centre of the mid-west region of Western Australia supporting mining, pastoral and agricultural industries and a strong fishing industry.

In early 2024, Bunnings advised it would vacate the property at lease expiry, subject to obtaining planning approval for an alternate site.

32,527

LAND AREA (M<sup>2</sup>)

17,874

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,522,028

ANNUAL RENT

10/12/2001

LEASE COMMENCEMENT DATE

\$8,401,163

TOTAL PROPERTY COST

\$12,000,000

CURRENT VALUATION



# Gladstone

**220 Dawson Highway, Gladstone, Queensland**

## LOCATION SUMMARY

In September 2012, the Trust purchased Home Gladstone; an established Bunnings Warehouse and seven large format retail showrooms in the Gladstone suburb of Clinton, Queensland. The property was acquired from an institutional owner for \$28.6m (including acquisition costs). The 5.5-hectare property is

situated on the south-eastern side of the Dawson Highway approximately six kilometres south-west of Gladstone's business centre and less than a kilometre south from the Gladstone Airport.

The property comprises a total lettable area of 21,516 square

metres with approximately 527 car parking spaces. In addition to the Bunnings, the tenants for the remaining showrooms include Harvey Norman, Pillow Talk, BCF, Betta Electrical, Chemist Warehouse and Port City Pet World.

**54,630**

LAND AREA (M<sup>2</sup>)

**21,516**

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$4,412,013**

ANNUAL RENT

**16/02/2007\***

LEASE COMMENCEMENT DATE

\*Relates to Bunnings Warehouse only

**\$30,244,089**

TOTAL PROPERTY COST

**\$55,800,000**

CURRENT VALUATION

Property Portfolio

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# Greenacre

57-67 Roberts Road, Greenacre, New South Wales

## LOCATION SUMMARY

The property is located on the eastern side of Roberts Road south of its intersection with Amarina Avenue, Greenacre approximately

15 kilometres south-west of the Sydney central business district. The property comprises a Bunnings Warehouse,

with fully enclosed timber drive through, nursery and car parking for 395 vehicles.

21,560  
LAND AREA (M<sup>2</sup>)

14,149  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,136,127  
ANNUAL RENT

3/04/2012  
LEASE COMMENCEMENT DATE

\$31,639,027  
TOTAL PROPERTY COST

\$62,700,000  
CURRENT VALUATION



# Harrisdale

**Lots 801 and 802 Ranford Road, Harrisdale, Western Australia**

## LOCATION SUMMARY

The property is situated on the south-east corner of Ranford and Wright Roads, in Harrisdale, approximately 18 kilometres southeast of the Perth central business district. The neighbourhood Southern River

Shopping Centre is located opposite the property along Ranford Road.

Constructed on the site is a Bunnings warehouse store, three showrooms and on-site car

parking for 360 cars. In addition to Bunnings, the remaining showrooms are leased to City Farmers, Napoli Mercato and Anytime Fitness.

**37,088**  
LAND AREA (M<sup>2</sup>)

**17,124**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$3,010,853**  
ANNUAL RENT

**7/10/2011\***  
LEASE COMMENCEMENT DATE  
\*Relates to Bunnings Warehouse only

**\$20,365,956**  
TOTAL PROPERTY COST

**\$51,000,000**  
CURRENT VALUATION



# Hawthorn

**230 Burwood Road, Hawthorn, Victoria**

## LOCATION SUMMARY

The property is located on the south side of Burwood Road between Power Street to the west and Glenferrie Road to the east, in the commercial and residential suburb of Hawthorn,

approximately five kilometres east of the Melbourne central business district.

The surrounding locality comprises a number of

commercial/showroom properties as well as a number of redevelopment projects that are transforming old industrial buildings to new office or residential developments.

8,264

LAND AREA (M<sup>2</sup>)

9,831

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,977,603

ANNUAL RENT

29/10/2008

LEASE COMMENCEMENT DATE

\$46,954,959

TOTAL PROPERTY COST

\$79,600,000

CURRENT VALUATION



# Hervey Bay

**Corner Main Street and Boat Harbour Drive, Hervey Bay, Queensland**

## LOCATION SUMMARY

Hervey Bay is a regional city located 279 kilometres north of Brisbane and approximately 139 kilometres south of Bundaberg. The property is positioned on the south-eastern corner of the intersection of Boat Harbour Drive, the main thoroughfare in Hervey Bay, and Main Street. The site is approximately 800 metres south of the traditional retailing precinct of Pialba.

Numerous retail, showroom and semi-retail businesses located in this precinct include Crazy Clarks, Ultra-Tune, Bob Jane, Toyworld, Harvey Norman and Supa Cheap as well as fast food outlets such as Pizza Hut, Macdonald's, Red Rooster and Subway. Located directly to the west of the property are large format retailers including Autobarn, Chemist Warehouse, Pet World and Aldi.

Situated further west is the Bay Central Shopping Centre.

Following Bunnings' relocation from the property, BWP has successfully completed and leased a \$22.2 million redevelopment to accommodate four large format retail tenants. Amart, Rebel, BCF and Super Cheap Auto have all commenced trading from the property.

**30,170**  
LAND AREA (M<sup>2</sup>)

**10,033**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$2,249,648**  
ANNUAL RENT

**23/12/2002**  
LEASE COMMENCEMENT DATE

**\$32,013,803**  
TOTAL PROPERTY COST

**\$34,000,000**  
CURRENT VALUATION



# Hoxton Park

Hoxton Park Central, 2 Lyn Parade, Hoxton Park, New South Wales

## LOCATION SUMMARY

The property is situated on the south-eastern corner of Hoxton Park and Lyn Parade approximately 30 kilometres south-west of the Sydney central business district and 3.5 kilometres south-west of Liverpool. The site is zoned 'B6 Enterprise Corridor' which allows for land uses including large format retail, mixed-use residential, service station,

warehouse and distribution, child-care, business and office. Since Bunnings vacated the property in mid-2019, the tenancy has been repurposed for use as large format retail. Current tenants include Super Cheap Auto, Total Tools, Jaycar, Totally Workwear, Repco, Savers, Salvation Army, Powerhouse Supplements, Crunch Fitness,

South-West Kids and Pet Quarters, and Kennards Self Storage. Surrounding development includes industrial uses to the immediate west and south, with some light industrial/large format retail uses to the east along Hoxton Park Road with predominantly low-density residential dwellings to the north.

36,970  
LAND AREA (M<sup>2</sup>)

25,607  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$5,074,146  
ANNUAL RENT

–  
LEASE COMMENCEMENT DATE

\$60,751,249  
TOTAL PROPERTY COST

\$79,300,000  
CURRENT VALUATION



# Joondalup

2 Joondalup Drive, Joondalup, Western Australia

## LOCATION SUMMARY

The property is located in the residential suburb of Edgewater, approximately 23 kilometres north-west of the Perth central business district and three kilometres south of Joondalup City. Access to the property is via the nearby Mitchell Freeway, Ocean Reef Road and Joondalup Drive.

Easy Auto 123 occupy the property after the lease was assigned from Bunnings in October 2015.

Services and amenities already located within the Joondalup central business district include the Lakeside Joondalup Shopping Centre, City of Wanneroo offices, Wanneroo Hospital, Joondalup

TAFE Campus, Edith Cowan University and several State and Commonwealth Government instrumentalities including LandCorp and the Water Authority of Western Australia. The Edgewater train station is located within proximity to the north of the property.

25,380  
LAND AREA (M<sup>2</sup>)

13,358  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,427,333  
ANNUAL RENT

24/09/1998  
LEASE COMMENCEMENT DATE

\$9,718,862  
TOTAL PROPERTY COST

\$20,400,000  
CURRENT VALUATION



# Lake Haven

Pacific Highway, New South Wales

## LOCATION SUMMARY

The property is located in the regional town of Wyong approximately 114 kilometres north of the Sydney central business district. The surrounding location is generally comprised on

light industrial and commercial uses as well as the Lake Haven Shopping Centre. Homemaker Lake Haven is immediately opposite and includes Harvey Norman, Autobarn, BCF and Barbeques

Galore. Bunnings Lake Haven was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

23,780  
LAND AREA (M<sup>2</sup>)

16,074  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,639,462  
ANNUAL RENT

28/25/1999  
LEASE COMMENCEMENT DATE

\$50,014,495  
TOTAL PROPERTY COST

\$52,800,000  
CURRENT VALUATION



# Launceston Showrooms

Corner of Lindsay and Goderich Street, Tasmania

## LOCATION SUMMARY

The Launceston Bunnings is located adjacent to the Launceston Showrooms approximately 1 kilometre north of the Launceston central business district. The showrooms were constructed over 2015 and 2016. The site provides good customer access on both Lindsay and Goderich Streets. Industrial and commercial facilities to the north and west, and a mix of commercial and residential dwellings to the east. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

7,999  
LAND AREA (M<sup>2</sup>)

4,098  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$973,962  
ANNUAL RENT

–  
LEASE COMMENCEMENT DATE

\$–  
TOTAL PROPERTY COST

\$16,600,000  
CURRENT VALUATION



# Launceston

78 Lindsay St

## LOCATION SUMMARY

Launceston Showrooms comprises three large format retail tenancies occupied by Officeworks, JB Hi-fi and Petstock. The property is located adjacent to the Launceston Bunnings approximately 1 kilometre north of

the Launceston central business district. The site provides good customer access on both Lindsay and Goderich Streets. The immediate surrounds include industrial and commercial facilities to the north and west, and a mix

of commercial and residential dwellings to the east. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

42,750  
LAND AREA (M<sup>2</sup>)

17,668  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,699,256  
ANNUAL RENT

26/06/2014  
LEASE COMMENCEMENT DATE

\$68,000,000  
TOTAL PROPERTY COST

\$51,200,000  
CURRENT VALUATION



# Lismore

**2 Bruxner Highway, Lismore, New South Wales**

## LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 2001 and purchased by the Trust in April 2004.

The property is positioned on the eastern side of the Bruxner Highway, in an established industrial area.

The property has 110 metres frontage to Bruxner Highway and

is readily accessible from the Bruxner Highway or alternatively via Three Chain Road. The property has 215 car bays, and the timber drive-through access is via the right of way to the rear of the property. A store expansion was completed in August 2015 at a cost to the Trust of \$4,600,000. The Trust acquired for \$1.5 million

(from Bunnings) 1.77 hectares (transaction completed in October 2022) to facilitate the expansion of the store, which was completed in June 2024 at a cost of \$10.2 million. On completion, Bunnings and the Trust entered into a new 10-year lease with six 5-year options.

**38,290**  
LAND AREA (M<sup>2</sup>)

**14,046**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$2,119,978**  
ANNUAL RENT

**21/04/2004**  
LEASE COMMENCEMENT DATE

**\$26,302,594**  
TOTAL PROPERTY COST

**\$39,400,000**  
CURRENT VALUATION



# Maitland

Corner Bungaree Street and New England Highway, Maitland, New South Wales

## LOCATION SUMMARY

The property is prominently located on the New England Highway, approximately three

kilometres west of the main business district. Maitland, a regional city located in the Hunter

Valley region, is approximately 32 kilometres west of Newcastle and 200 kilometres north of Sydney.

36,670  
LAND AREA (M<sup>2</sup>)

12,797  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,750,001  
ANNUAL RENT

23/08/2004  
LEASE COMMENCEMENT DATE

\$14,815,149  
TOTAL PROPERTY COST

\$31,800,000  
CURRENT VALUATION



# Mandurah

7 Magenta Terrace, Mandurah, Western Australia

## LOCATION SUMMARY

The property is located within the Mandurah City Gate Business Park in Mandurah, approximately 75 kilometres south of the Perth central business district on the southwestern corner of Fremantle and Gordon Roads.

Complementary retail outlets surround the property. The site is zoned 'Service Commercial' which allows for a range of land uses

including retail, showroom, warehouse, medical centre, car dealership, service station and car wash.

A small industrial precinct is situated immediately southeast of the property. Other surrounds include residential estates and the Mandurah central business district about two kilometres southwest.

In December 2018, the Trust completed works totalling \$7.3 million to reconfigure the property vacated by Bunnings in mid-2018, into a large format retail centre occupied by Amart Furniture, BCF and Snooze.

25,305  
LAND AREA (M<sup>2</sup>)

8,662  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,234,633  
ANNUAL RENT

–  
LEASE COMMENCEMENT DATE

\$18,421,694  
TOTAL PROPERTY COST

\$29,700,000  
CURRENT VALUATION



# Manly West

398 Wondall Road, Manly West, Queensland

## LOCATION SUMMARY

The property is located on Wondall Road in Manly West approximately 16 kilometres east of Brisbane central business district. There is

a small industrial precinct situated directly to the north-west of the property and a college campus to the south. Established residential

property otherwise dominates the catchment.

20,500  
LAND AREA (M<sup>2</sup>)

13,021  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,755,029  
ANNUAL RENT

17/09/2014  
LEASE COMMENCEMENT DATE

\$28,552,825  
TOTAL PROPERTY COST

\$50,000,000  
CURRENT VALUATION



# Maribyrnong

Corner Rosamond Road and Williamson Roads, Maribyrnong, Victoria

## LOCATION SUMMARY

The property is located within the suburb of Maribyrnong, approximately eight kilometres north-west of the Melbourne central business district. It is positioned on the south-west corner of Rosamond and

Williamson Roads, diagonally opposite from the Highpoint Shopping Centre, the fourth largest shopping centre in Australia.

The Highpoint Homemaker Centre, which comprises a number of large format retail outlets, is nearby.

The completed Bunnings Warehouse development was acquired on 13 February 2015.

33,390  
LAND AREA (M<sup>2</sup>)

17,550  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,416,548  
ANNUAL RENT

13/02/2015  
LEASE COMMENCEMENT DATE

\$39,759,002  
TOTAL PROPERTY COST

\$68,300,000  
CURRENT VALUATION



# Maroochydore

70-98 Dalton Drive, Queensland

## LOCATION SUMMARY

The property is situated in the regional location of Maroochydore approximately 90 kilometres to the north of the Brisbane central business district. The surrounding area consists of a combination of retail and commercial uses

including the Maroochydore Homemaker Centre 100 metres northwest, the Spotlight Maroochydore complex opposite to the east and Sunshine Plaza 700 metres to the north. The property consists of a Bunnings Warehouse

and five large format retail tenancies. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

37,382  
LAND AREA (M<sup>2</sup>)

16,440  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,758,165  
ANNUAL RENT

23/10/2015  
BUNNINGS LEASE COMMENCEMENT  
DATE

\$75,005,260  
TOTAL PROPERTY COST

\$73,000,000  
CURRENT VALUATION



# Melton

56 Keilor-Melton Road, Victoria

## LOCATION SUMMARY

Bunnings Melton is located within the suburb of Melton approximately 35 kilometres northwest of the Melbourne central business district. The 17,871 square metre warehouse

opened in 2021. The surrounding development to the west includes industrial and large format retail. A large format retail development is located directly west and includes

The Good Guys, Supercheap, Chemist Warehouse and Repco. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

40,020  
LAND AREA (M<sup>2</sup>)

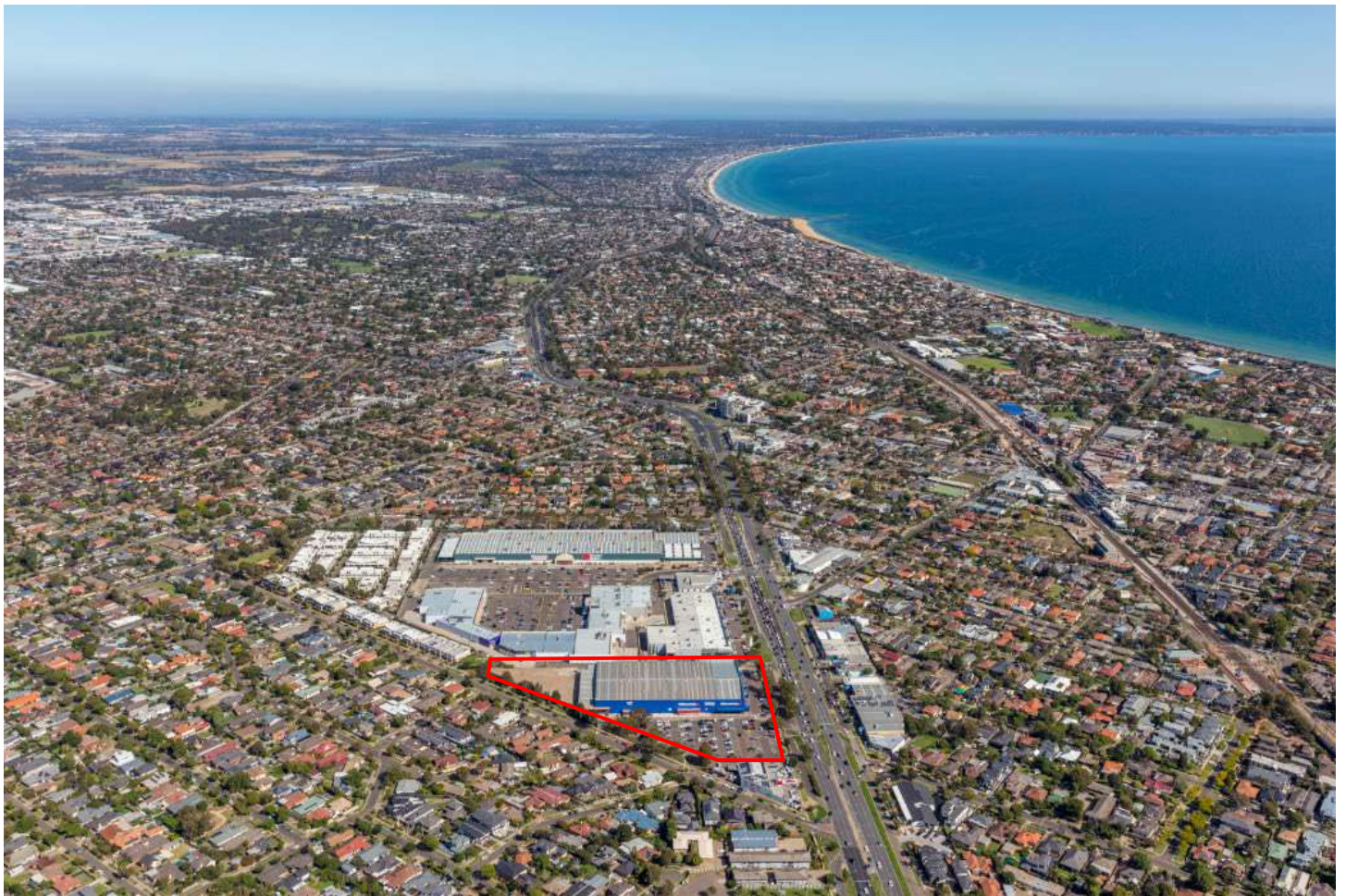
17,871  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,159,166  
ANNUAL RENT

19/08/2021  
LEASE COMMENCEMENT DATE

\$43,503,933  
TOTAL PROPERTY COST

\$43,200,000  
CURRENT VALUATION



# Mentone

3 Nepean Highway, Mentone, Victoria

## LOCATION SUMMARY

The property is situated in the northeastern corner of Nepean Highway and Oak Avenue, approximately 20 kilometres south of the Melbourne central business district. Mentone is a well-established and fully developed bayside suburb of Melbourne. The site is zoned 'Commercial 2' which allows for a range of land uses such as supermarket and shop, cinema, service station, large format retail and office. The site

has also been identified as a future re-zoning opportunity to allow residential development.

Nepean Highway, a major arterial road that provides access between the Mornington Peninsula and the Melbourne central business district, carries large volumes of traffic and subsequently the highway frontage is well developed for commercial uses. Surrounding the property are

showroom/service retail properties, large industrial properties and residential land. Following Bunnings lease surrender in mid-2018, the Trust completed in December 2018 works totalling \$4.1 million to reconfigure the property for use as a large format retail centre. Officeworks and Crunch Fitness occupy the property.

25,190

LAND AREA (M<sup>2</sup>)

8,271

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,645,411

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$14,869,850

TOTAL PROPERTY COST

\$37,500,000

CURRENT VALUATION



# Midland

181 Great Western Highway, Midland, Western Australia

## LOCATION SUMMARY

The property is prominently located on the southwestern corner of Great Eastern Highway, a major arterial road, and Ferguson Street, approximately 20 kilometres east of Perth's central

business district. Development in proximity to the property consists of office/warehouse premises together with retail showrooms along the Great Eastern Highway.

The Midland Gate Regional Shopping Centre is located approximately 100 metres west of the property fronting the Great Eastern Highway.

24,204  
LAND AREA (M<sup>2</sup>)

9,370  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,534,850  
ANNUAL RENT

5/10/2021  
LEASE COMMENCEMENT DATE

\$10,665,633  
TOTAL PROPERTY COST

\$21,900,000  
CURRENT VALUATION



# Mile End

**180 Railway Terrace, Mile End, South Australia**

## LOCATION SUMMARY

The property is located in the suburb of Mile End South, approximately two kilometres west of the Adelaide central business district. The Keswick Terminal (Australia National) and the city of Adelaide are located immediately to the east, with predominantly well-established suburbs to the west.

The property has frontage to Sir Donald Bradman Drive, a major arterial road that is the dominant link between the city and Adelaide Airport. The land also adjoins Railway Terrace, a major collector road that is an alternative ring road around the western side of the city.

Development along Sir Donald Bradman Drive is predominantly commercial in nature and includes a wide mix of uses ranging from professional offices, service industries to retail developments.

**33,190**  
LAND AREA (M<sup>2</sup>)

**15,065**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$2,978,342**  
ANNUAL RENT

**22/03/2000**  
LEASE COMMENCEMENT DATE

**\$15,343,767**  
TOTAL PROPERTY COST

**\$62,700,000**  
CURRENT VALUATION



# Minchinbury

**Cnr Great Western Highway and Williams Street, Minchinbury, New South Wales**

## LOCATION SUMMARY

The property is situated on the Great Western Highway, 34 kilometres west of the Sydney central business district, in a developing large format retail and light industrial area.

The immediate locality is principally residential in nature.

The Great Western Highway is a major arterial which carries significant volumes of traffic past the property.

In March 2015 a significant upgrade of the warehouse was completed at a cost of \$8,576,000.

Public transport in the area is provided by way of private bus service and the closest rail station is situated two kilometres to the north of the property.

36,640

LAND AREA (M<sup>2</sup>)

16,557

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,543,775

ANNUAL RENT

31/12/1998

LEASE COMMENCEMENT DATE

\$23,407,909

TOTAL PROPERTY COST

\$74,600,000

CURRENT VALUATION



# Morayfield

Corner Walker and Morayfield Roads, Morayfield, Queensland

## LOCATION SUMMARY

The property is located approximately three kilometres south of the Caboolture town centre, an expanding residential satellite town situated approximately 45 kilometres north of the Brisbane central business district.

The property is prominently positioned with frontages to Morayfield Road, Walkers Road and Oakey Flat Road with high volumes of passing traffic. The Caboolture community sports centre is situated next to the property and mixed industrial uses are situated

opposite the property in Morayfield Road. The Morayfield shopping centre is situated a short distance north of the property.

37,750  
LAND AREA (M<sup>2</sup>)

12,507  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,201,962  
ANNUAL RENT

22/03/2000  
LEASE COMMENCEMENT DATE

\$12,488,938  
TOTAL PROPERTY COST

\$38,800,000  
CURRENT VALUATION



# Morley

79 Russell Street, Morley, Western Australia

## LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 1999 and purchased by the Trust in July 2005. The property is located approximately 8 kilometres northeast of the Perth central business district, opposite Centro Galleria, a major regional shopping centre. The site is zoned 'Morley City

Centre- Central R80' which allows for a range of land uses including, office, showrooms, retail shop, grouped/multiple dwellings, aged persons dwelling, serviced apartments and child-care.

The property has 87 metres frontage to Russell Street and is readily accessible from Russell

Street and Boag Place. The property has 202 car bays. Bunnings vacated the property in mid-2020 and we are currently reviewing redevelopment options. In January 2023, we entered into a three-year lease with the Commonwealth Government which allows us time to plan a redevelopment of the site.

18,439

LAND AREA (M<sup>2</sup>)

9,852

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,545,000

ANNUAL RENT

15/12/2021

LEASE COMMENCEMENT DATE

\$13,083,373

TOTAL PROPERTY COST

\$12,500,000

CURRENT VALUATION

Property Portfolio

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# Mornington

1100 Nepean Highway, Mornington, Victoria

## LOCATION SUMMARY

The property is situated on the northeast corner of Nepean Highway and Bungower Road in Mornington, approximately 45 kilometres south-east of the Melbourne central business district.

Nepean Highway is a major arterial road, providing access between Mornington Peninsula and the Melbourne central business district. In November 2001, the Trust funded the expansion of the Mornington property for a total

outlay of \$1.881 million. The expansion resulted in an increase in the total retail area of 2,400 square metres.

40,474  
LAND AREA (M<sup>2</sup>)

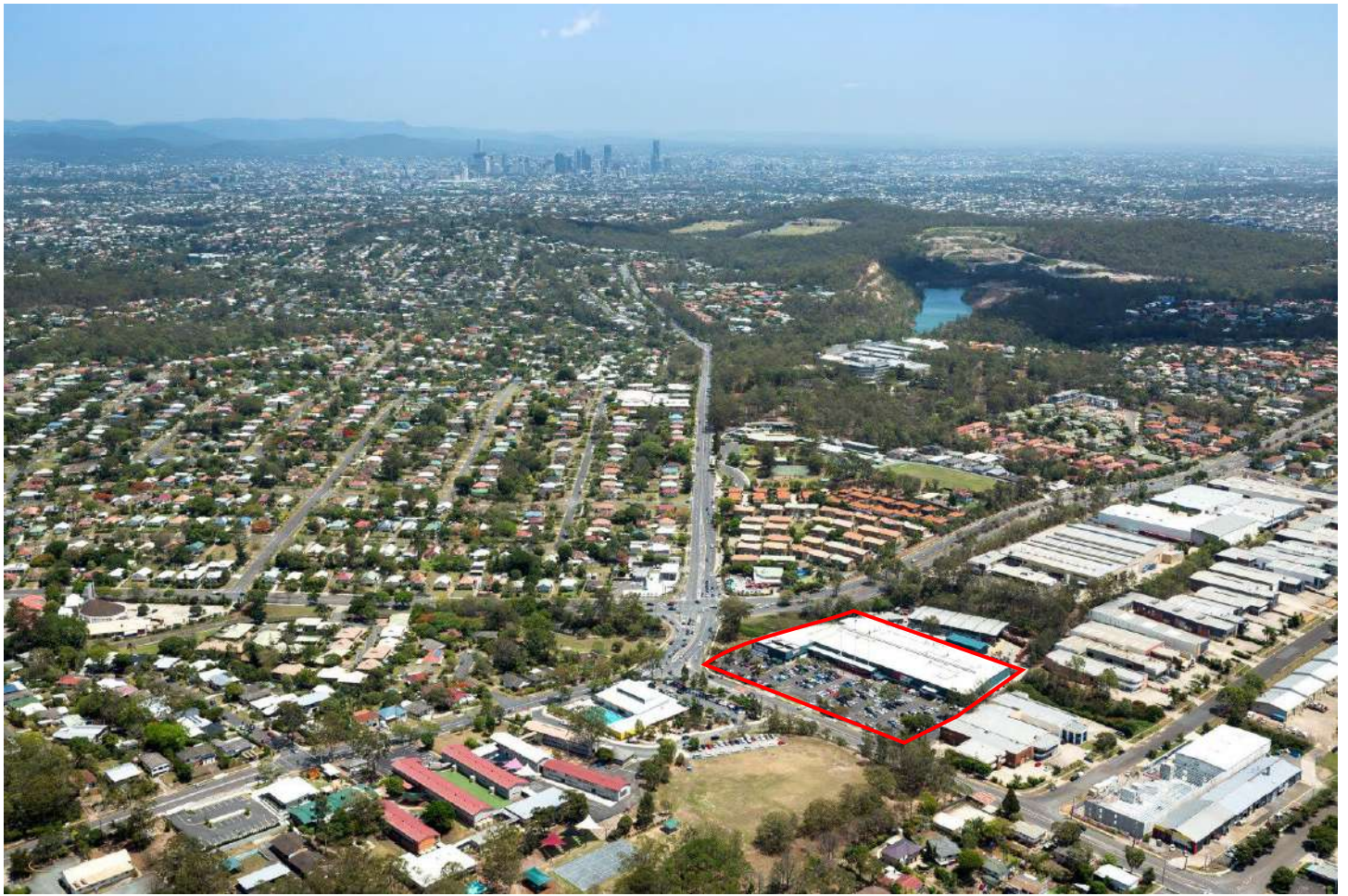
13,324  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,110,398  
ANNUAL RENT

13/12/1999  
LEASE COMMENCEMENT DATE

\$10,583,449  
TOTAL PROPERTY COST

\$40,200,000  
CURRENT VALUATION



# Mount Gravatt

14 Wrecker Road, Mount Gravatt, Queensland

## LOCATION SUMMARY

The property is situated on the corner of Wecker Road and Creek Road in the suburb of Mansfield, situated approximately 10 kilometres southeast of the Brisbane central business district.

Surrounding development comprises industrial land to the east, the Mt Gravatt East Primary School to the south and residential to the north and west. The Sefton College and Moreton Institute of

Tafe are situated in close proximity to the northwest.

26,910

LAND AREA (M<sup>2</sup>)

11,824

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,539,696

ANNUAL RENT

18/12/2008

LEASE COMMENCEMENT DATE

\$12,412,592

TOTAL PROPERTY COST

\$26,100,000

CURRENT VALUATION



# Noarlunga

Corner Beach Road and Goldsmith Drive, Noarlunga, South Australia

## LOCATION SUMMARY

The property is located within the established residential suburb of Noarlunga, approximately 30 kilometres south of the Adelaide central business district. The developed residential suburbs of Hackham West and Noarlunga Downs are situated to the east and north, while the suburb of Port

Noarlunga is situated to the west. The site has 150 metres frontage to Beach Road, a main arterial road into Adelaide. Located one kilometre south-west of the property is Colonnades Shopping Centre, one of the largest shopping centres in Adelaide. In early 2023, Bunnings advised it

would vacate the property at lease expiry. BWP is currently progressing redevelopment plans to transition the property to a large format retail centre and a leasing campaign is underway to secure new tenants for the repositioned asset.

26,080  
LAND AREA (M<sup>2</sup>)

14,784  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$-  
ANNUAL RENT

1/10/1999  
LEASE COMMENCEMENT DATE

\$10,790,171  
TOTAL PROPERTY COST

\$15,000,000  
CURRENT VALUATION



# North Lakes

2 Flinders Parade, North Lakes, Queensland

## LOCATION SUMMARY

The subject property is situated within the northern section of the North Lakes Business Park, approximately

34 kilometres north of the Brisbane central business district and directly opposite Costco Wholesale. The

business park is surrounded by a developing residential area known as the North Lakes residential estate.

41,270  
LAND AREA (M<sup>2</sup>)

18,861  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,349,846  
ANNUAL RENT

1/11/2013  
LEASE COMMENCEMENT DATE

\$33,585,344  
TOTAL PROPERTY COST

\$64,000,000  
CURRENT VALUATION



# Northland

Corner Murray Road and Chifley Drive, Northland, Victoria

## LOCATION SUMMARY

The property is located in the suburb of Preston, approximately 10 kilometres north of the Melbourne central business district. Relatively densely populated residential areas provide the primary catchment.

In August 2005 the property was upgraded at a cost of \$2.92 million.

In June 2013 a second upgrade of the property was completed

at a cost of \$875,128. This upgrade included an expanded goods inward yard and a new materials yard canopy.

The property is positioned opposite the Northland Shopping Centre, and near the Northland Homemaker Centre. Industrial uses adjoin the property to the south.

The Northland Shopping Centre acts as a major transport node for bus

services, which provide a link with railway lines approximately three kilometres east and west of the property. BWP is currently considering rezoning/redevelopment options. Bunnings vacated Northland in late 2024 and the property has been re-leased to Pandamart, a discount homewares retailer, on a three-year term.

33,120

LAND AREA (M<sup>2</sup>)

13,006

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,850,000

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$14,093,494

TOTAL PROPERTY COST

\$38,650,000

CURRENT VALUATION



# Nunawading

250 Whitehorse Road, Nunawading, Victoria

## LOCATION SUMMARY

The property is situated on the southern side of Whitehorse Road, just west of the intersection with Springvale Road, in Nunawading approximately 18 kilometres east of the Melbourne central business district. Nunawading and the surrounding suburbs are well established residential areas of Melbourne.

Whitehorse Road (Maroondah Highway) is a major arterial road that carries high volumes

of traffic and provides access from the eastern suburbs through to the central business district. The property receives excellent exposure from passing traffic and is situated among many other large format and service retailers and showroom uses, taking advantage of the highway frontage. Springvale Road, less than one kilometre east of the property, is one of the main north-south routes in the area.

Nunawading railway station is located one kilometre east of the property and a comprehensive bus service operates in the area. Box Hill district centre, incorporating a commercial precinct, enclosed and strip shopping facilities and a transport interchange is approximately four kilometres to the west, on Whitehorse Road.

34,342

LAND AREA (M<sup>2</sup>)

14,766

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,931,107

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$18,043,835

TOTAL PROPERTY COST

\$62,700,000\*

CURRENT VALUATION

\*Includes two adjoining properties on land (.01ha) earmarked for future expansion of the Bunnings Warehouse for which Bunnings pays the Trust \$126,935 per annum.

Property Portfolio

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# Pakenham

855 Princess Highway, Pakenham, Victoria

## LOCATION SUMMARY

The property is located on the north-eastern corner of Princes Highway and O'Brien Street, Pakenham, approximately 61 kilometres

south-east of the Melbourne central business district. The site comprises a Bunnings Warehouse with a total retail area of 11,814 square metres,

as well as three showrooms leased as outlets for Officeworks (2,097 sqm), Dollar Curtains and Blinds (478 sqm) and Jetts Gym (478 sqm).

35,160  
LAND AREA (M<sup>2</sup>)

14,867  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,603,489  
ANNUAL RENT

31/03/2011\*  
LEASE COMMENCEMENT DATE  
\*Relates to Bunnings Warehouse only

\$21,739,614  
TOTAL PROPERTY COST

\$45,800,000  
CURRENT VALUATION



# Port Kennedy

7 Sunlight Drive, Port Kennedy, Western Australia

## LOCATION SUMMARY

The property is located on the eastern side of Sunlight Drive between Crowley Street to the north and Stockton Way to the south, approximately 47 kilometres south-west of the Perth central business district.

Bunning vacated the property in May 2021, and we have development approval for a large format retail centre to complement the existing two showrooms. The site has 255 car bays.

The Trust is actively marketing this property for sale.

27,900  
LAND AREA (M<sup>2</sup>)

9,557  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$160,132  
ANNUAL RENT

19/05/2011  
LEASE COMMENCEMENT DATE

\$17,999,906  
TOTAL PROPERTY COST

\$10,000,000  
CURRENT VALUATION



# Port Macquarie

Corner Lake and Fernhill Roads Port Macquarie, New South Wales

## LOCATION SUMMARY

The property is located on the corner of Lake Road and Fernhill Road, in an established industrial and large format retail area 3.5 kilometres south of the main business district. Lake Road connects the town centre of Port Macquarie with the Pacific Highway. Port

Macquarie is a regional city, located approximately 400 kilometres north of Sydney and approximately 150 kilometres south of Coffs Harbour.

Other retailers in close proximity include Harvey Norman, Captain Snooze,

Barbeques Galore, and various homemaker outlets. In March 2020, the Trust completed works totalling \$6.6 million to reconfigure the property vacated by Bunnings in mid-2019, into a large format retail centre occupied by Sydney Tools, Amart Furniture and Body Fit Gym.

20,230  
LAND AREA (M<sup>2</sup>)

7,387  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,716,211  
ANNUAL RENT

17/11/2003  
LEASE COMMENCEMENT DATE

\$15,114,410  
TOTAL PROPERTY COST

\$23,300,000  
CURRENT VALUATION



# Port Melbourne

**501 Williamstown Road, Port Melbourne, Victoria**

## LOCATION SUMMARY

The property is situated on the northern alignment of Williamstown Road, bound by Bridge and Bertie Streets, in the mixed-use suburb of Port Melbourne, approximately 2.5 kilometres south-west of the Melbourne central business district. Williamstown Road is a semi-major arterial road, providing

access from the Melbourne central business district to the Port Melbourne industrial precinct and the bay side residential suburb of Port Melbourne. Williamstown Road intersects Montague Street which provides access to the M1 Westgate Freeway, circa one kilometre northeast of the property. The site falls within the

'Sandridge' precinct of Fishermans Bend which is a developing mixed-use area. In June 2021, the expansion of the Port Melbourne Bunnings Warehouse was completed at a cost of \$6.6 million. On completion Bunnings and the Trust entered into a new 10-year lease with 2 x5 year options.

**30,320**  
LAND AREA (M<sup>2</sup>)

**16,159**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$3,156,397**  
ANNUAL RENT

**10/12/2010**  
LEASE COMMENCEMENT DATE

**\$32,195,163**  
TOTAL PROPERTY COST

**\$78,900,000**  
CURRENT VALUATION



# Preston

64-74 Bell Street, Victoria

## LOCATION SUMMARY

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The site is in a prominent position with excellent exposure on Bell Street Preston approximately 12 kilometres north of the Melbourne central business district. The property is a recently constructed multi-level Bunnings Warehouse

that was completed in June 2023. The retail component is split with timber trade sales on the ground floor and the main warehouse along with bagged goods canopy and nursery on the second floor with car parking is over the ground

and first floor. Bunnings committed to a 12-year lease which commenced in August 2023. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

20,500

LAND AREA (M<sup>2</sup>)

19,125

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,859,925

ANNUAL RENT

08/08/2023

LEASE COMMENCEMENT DATE

\$77,079,056

TOTAL PROPERTY COST

\$77,200,000

CURRENT VALUATION



# Rockingham

26 Pedlar Circuit, Rockingham, Western Australia

## LOCATION SUMMARY

The property is located in the southern coastal suburb of Rockingham, 40 kilometres to the south of the Perth central business district and 25 kilometres to the south of Fremantle.

The property is prominently located being diagonally opposite the intersection of Patterson Road and Ennis Avenue. These two roads form part of the major north-south highway through the

southwest corridor with approximately 35,000 vehicles a day passing through this intersection. Adjacent to the property on the southwestern alignment of Pedlar Circuit is the 'Challenge Business Park' large format retail centre which includes tenants such as The Good Guys, Barbeques Galore, Bedshed, Tyrepower and Retra Vision. A store expansion was completed in October 2015 at a cost to the Trust

of \$4,600,000. On completion, Bunnings and the Trust entered into a new 12-year lease with 4 x 6-year options.

Rockingham is at the midpoint of Perth's southwest corridor. This corridor has been identified by planning authorities as an area of major urban growth over the next 15 years. Rockingham has itself been designated as a major employment/commercial centre.

33,205

LAND AREA (M<sup>2</sup>)

15,188

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2613,253

ANNUAL RENT

16/08/2000

LEASE COMMENCEMENT DATE

\$14,965,524

TOTAL PROPERTY COST

\$47,500,000

CURRENT VALUATION



# Rocklea

35 Balham Road, Rocklea, Queensland

## LOCATION SUMMARY

The property is located adjacent to the Ipswich Motorway and on the corner of Granard and Balham Roads, 14 kilometres west of the Brisbane central business district. The property has high visibility and ease of access from main

thoroughfares of West Brisbane, namely the Ipswich Motorway and Granard Road.

In October 2013, a store upgrade was completed at a cost of \$5,400,000 to the Trust which resulted in a \$382,000 increase in

the rental and a new 12-year lease. Bunnings has communicated it's intention to vacate the property on lease expiry in October 2025. A leasing campaign is underway to secure a replacement tenant.

31,672  
LAND AREA (M<sup>2</sup>)

14,403  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,668,635  
ANNUAL RENT

13/10/2003  
LEASE COMMENCEMENT DATE

\$19,615,755  
TOTAL PROPERTY COST

\$25,600,000  
CURRENT VALUATION



# Rydalmere

300-320 Victoria Road, Rydalmere, New South Wales

## LOCATION SUMMARY

The property comprises a Bunnings Warehouse completed in March 2014 and is situated within an established industrial precinct in the suburb of Rydalmere,

approximately 17 kilometres north-west of the Sydney central business district. Surrounding development within the immediate locality comprises

showroom and industrial development and established low density residential development.

47,300  
LAND AREA (M<sup>2</sup>)

16,645  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,776,405  
ANNUAL RENT

24/03/2014  
LEASE COMMENCEMENT DATE

\$40,306,775  
TOTAL PROPERTY COST

\$83,900,000  
CURRENT VALUATION



# Scoresby

1467 Ferntree Gully Road, Scoresby, Victoria

## LOCATION SUMMARY

In December 2023, the Trust reached agreement with Bunnings to extend the lease at Scoresby, Victoria. The new lease will commence on completion of works at the property, with \$1.4 million of works undertaken by the Trust. The parties have agreed to a new 10-year lease with three, five-year options exercisable by Bunnings.

The property is situated on the northern side of Ferntree Gully Road, approximately one kilometre

**34,270**

LAND AREA (M<sup>2</sup>)

west of its intersection with Stud Road, approximately 26 kilometres southeast of the Melbourne central business district. Ferntree Gully Road is a main arterial road that connects the south-eastern Freeway and the Princes Highway. Stud Road is a north-south arterial which provides access between Dandenong in the south and Wantirna in the north. Industrial properties such as Amcor Fibre packaging and Unifoods are nearby, as are other significant

**12,515**

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

industrial land uses to the east and west of the property. Otherwise, the surrounding area is predominantly residential.

In June 2012, a store upgrade was completed at a cost of \$6.9 million to the Trust which resulted in a \$552,000 increase in the rental and a new 10-year lease. An upgrade to the car park was completed in early 2025 at a cost of \$1.4 million. BWP funded the upgrade and entered into a new 10 year lease with Bunnings.

**\$2,328,814**

ANNUAL RENT

**24/09/1998**

LEASE COMMENCEMENT DATE

**\$16,022,529**

TOTAL PROPERTY COST

**\$44,400,000**

CURRENT VALUATION



# Smithfield

**2-4 Mount Milman Drive, Smithfield, Queensland**

## LOCATION SUMMARY

This property is located in the growing residential suburb of Smithfield, approximately 14 kilometres north of the main business district of Cairns. Cairns is located approximately 1,700

kilometres north of Brisbane, Queensland and approximately 350 kilometres north of Townsville. The Cairns region has a population of approximately 165,000.

The site comprises of a Bunnings Warehouse with a total retail area of 13,094 square metres and has 300 car bays.

**31,050**  
LAND AREA (M<sup>2</sup>)

**13,094**  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

**\$1,857,090**  
ANNUAL RENT

**19/05/2011**  
LEASE COMMENCEMENT DATE

**\$17,282,448**  
TOTAL PROPERTY COST

**\$27,100,000**  
CURRENT VALUATION



# Southport

Olsen Avenue, Southport, Queensland

## LOCATION SUMMARY

The property is located in the established residential and industrial suburb of Molendinar, adjacent to Southport and approximately seven kilometres north-west of Surfers Paradise, on the Gold Coast. The developed

residential suburbs of Labrador, Southport and Ashmore are situated to the east and south, while the residential suburbs of Parkwood and Nerang are situated to the north and west respectively.

The property has frontage to Olsen Avenue and has good exposure to passing traffic. Olsen Avenue forms part of an arterial link extending from Oxenford in the north to Benowa in the south.

35,270

LAND AREA (M<sup>2</sup>)

12,431

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,107,433

ANNUAL RENT

10/11/1998

LEASE COMMENCEMENT DATE

\$10,634,551

TOTAL PROPERTY COST

\$37,600,000

CURRENT VALUATION



# Southport Showrooms

Olsen Avenue, Southport, Queensland

## LOCATION SUMMARY

In September 2023, the Trust acquired Southport Showrooms, adjoining BWP Trust-owned

Bunnings Warehouse for \$10.0 million. The property comprises

showrooms leased to Salvos, Totally Workwear and World Gym

3,267  
LAND AREA (M<sup>2</sup>)

2,382  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$633,011  
ANNUAL RENT

–  
LEASE COMMENCEMENT DATE

\$10,739,116  
TOTAL PROPERTY COST

\$9,700,000  
CURRENT VALUATION



# Springvale

849-857 Princes Highway, Springvale Victoria

## LOCATION SUMMARY

The property is situated in the established industrial suburb of Springvale, approximately 22 kilometres south-east of the Melbourne central business district, with prominent exposure

to Dandenong Road (Princes Highway) and Centre Road. The property is also visible from the busy intersection of Springvale Road and Dandenong Road. Immediately surrounding the

property are numerous industrial/service commercial businesses along the main road frontages.

31,750

LAND AREA (M<sup>2</sup>)

13,458

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,560,833

ANNUAL RENT

16/12/2013

LEASE COMMENCEMENT DATE

\$27,583,521

TOTAL PROPERTY COST

\$51,200,000

CURRENT VALUATION



# Sunbary

Corner Vineyard and McDougall Roads, Sunbary, Victoria

## LOCATION SUMMARY

The property is situated in the suburb of Sunbary, approximately 35 kilometres north-west of the

Melbourne central business district. The property is located approximately one kilometre south

of the Sunbary town centre and directly north of the Sunbary Business Park.

34,670  
LAND AREA (M<sup>2</sup>)

15,270  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,299,212  
ANNUAL RENT

16/06/2014  
LEASE COMMENCEMENT DATE

\$24,198,913  
TOTAL PROPERTY COST

\$43,800,000  
CURRENT VALUATION



# Thornleigh

**Pennant Hills Road, Thornleigh, New South Wales**

## LOCATION SUMMARY

The property was developed by BBC Hardware Properties in 1993 and purchased by the Trust in September 2004.

The property is located approximately 18 kilometres

north-west of the Sydney central business district, on Pennant Hills Road, a major arterial road which links the Pacific Highway and M2 Hills Motorway. The property is located in a retail and commercial precinct, which is surrounded by

a predominantly residential area. The site has 140 metres frontage to Pennant Hills Road and is readily accessible from Phyllis Avenue and Central Avenue and has 241 car bays.

12,030

LAND AREA (M<sup>2</sup>)

5,301

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,700,000

ANNUAL RENT

06/09/2004

LEASE COMMENCEMENT DATE

\$15,066,934

TOTAL PROPERTY COST

\$34,500,000

CURRENT VALUATION



# Townsville North

8 North Shore Boulevard, Townsville North, Queensland

## LOCATION SUMMARY

The property is situated near the main entrance to Stockland's North Shore residential community at

Burdell, approximately 15 kilometres west of the Townsville central business district. The property is

surrounded by a combination of vacant development sites and recently developed retail and commercial facilities.

33,970

LAND AREA (M<sup>2</sup>)

14,038

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,138,641

ANNUAL RENT

02/12/2013

LEASE COMMENCEMENT DATE

\$20,515,977

TOTAL PROPERTY COST

\$34,000,000

CURRENT VALUATION



# Tuggeranong

Corner Anketell and Oakden Streets, Tuggeranong, ACT

## LOCATION SUMMARY

The property is located in the Tuggeranong town centre, approximately 16 kilometres south of the Canberra city centre. Frontages are to Anketell, Oakden and Sheerin Streets. The Tuggeranong district includes a number of suburbs which form the southern end of the Canberra

metropolitan area. The town centre comprises a number of retail premises including a Myer department store, Kmart discount department store, Coles and Woolworths supermarkets and a variety of specialty shops. A major bus depot is situated just west of

the property on the west side of Scollay Street.

The surrounding residential areas include a mixture of conventional home lots and medium density multi-unit housing, interspersed with significant areas of public open space and nature parks.

27,630  
LAND AREA (M<sup>2</sup>)

11,857  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,240,036  
ANNUAL RENT

1/12/1998  
LEASE COMMENCEMENT DATE

\$9,701,091  
TOTAL PROPERTY COST

\$44,700,000  
CURRENT VALUATION



# Underwood

51 Kingston Road, Queensland

## LOCATION SUMMARY

The property is a large format retail centre over 11,111 square metres consisting of four separate buildings and sixteen tenancies. The major tenants at the property include Officeworks, Supercheap Auto, Drummond Golf, Sydney Tools,

Choice Discount and Fernwood Fitness. The site is located approximately 22 kilometres south of the Brisbane central business district on a prominent corner in the suburb of Underwood. The surrounding area includes Bunnings

Underwood immediately to the west as well as a mixture of retail and service industry uses along Compton Road and Perrin Drive. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

28,150

LAND AREA (M<sup>2</sup>)

11,111

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,169,518

ANNUAL RENT

–

LEASE COMMENCEMENT DATE

\$52,909,490

TOTAL PROPERTY COST

\$48,000,000

CURRENT VALUATION

Property Portfolio

[bwptrust.com.au](http://bwptrust.com.au)

**bwp** TRUST



# Vermont South

606-634 Burwood Highway, Vermont South, Victoria

## LOCATION SUMMARY

The property is prominently situated near the intersection of the Burwood Highway and Morack Road, in the residential suburb of Vermont South, approximately 21

kilometres east of the Melbourne central business district.

The site comprises a Bunnings Warehouse with a total retail

area of approximately 16,634 square metres and on-site parking for 562 cars.

47,580

LAND AREA (M<sup>2</sup>)

16,634

TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,681,112

ANNUAL RENT

15/08/2005

LEASE COMMENCEMENT DATE

\$24,476,692

TOTAL PROPERTY COST

\$48,700,000

CURRENT VALUATION



# Villawood

798 Villawood Road, Villawood, New South Wales

## LOCATION SUMMARY

The property is situated at the junction of Woodville Road and Tangerine Street, Villawood, 26 kilometres west of the Sydney central business district.

Surrounding uses include residential, to the west, large format retail and industrial to the east.

The property was expanded in late 2019 at a cost of \$5.0 million.

26,490  
LAND AREA (M<sup>2</sup>)

12,678  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,493,907  
ANNUAL RENT

14/05/2008  
LEASE COMMENCEMENT DATE

\$25,095,799  
TOTAL PROPERTY COST

\$52,500,000  
CURRENT VALUATION



# Wagga Wagga

51-53 Dobney Avenue, Wagga Wagga, New South Wales

## LOCATION SUMMARY

The property is situated on the western side of Dobney Avenue at its intersection with Pearson Street. Surrounding development is largely light trade-related

industrial facilities and car dealerships along Dobney Avenue. Bunnings relocated to the property in December 2009 from a former BBC Hardware store

situated in Wagga Wagga Homebase on the corner of Hammond Avenue and Lake Albert Road, approximately four kilometres east of the property.

35,550  
LAND AREA (M<sup>2</sup>)

13,774  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$1,762,240  
ANNUAL RENT

31/03/2011  
LEASE COMMENCEMENT DATE

\$16,738,327  
TOTAL PROPERTY COST

\$12,000,000  
CURRENT VALUATION



# Wallsend

Corner Sandgate and Minmi Roads, Wallsend, New South Wales

## LOCATION SUMMARY

The property is located in the suburb of Wallsend approximately nine kilometres north-west of the

main business district of Newcastle. Newcastle is the second most populated area in the

state of New South Wales being located approximately 155 kilometres north of Sydney

59,550  
LAND AREA (M<sup>2</sup>)

16,863  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$2,626,500  
ANNUAL RENT

1/06/2014  
LEASE COMMENCEMENT DATE

\$24,309,763  
TOTAL PROPERTY COST

\$52,500,000  
CURRENT VALUATION



# Warragul

57 Hazel Drive, Victoria

## LOCATION SUMMARY

The property is a large format retail centre consisting of a Bunnings Warehouse, Kmart along with seven large format retail stores. The site is located in the regional town of Warragul approximately 94 kilometres to the

southeast of the Melbourne central business district and 1.8 kilometres to the east of the Warragul town centre. The surrounding area includes a mixture of farming to the southeast, industrial property to

the west and residential dwellings to the north. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

57,050  
LAND AREA (M<sup>2</sup>)

25,430  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$4,075,401  
ANNUAL RENT

1/05/2020  
BUNNINGS LEASE COMMENCEMENT  
DATE

\$63,005,262  
TOTAL PROPERTY COST

\$64,400,000  
CURRENT VALUATION



# West Ipswich

301 Brisbane Road, West Ipswich, Queensland

## LOCATION SUMMARY

The property is situated on the corner of Brisbane Street and Clay Street at West Ipswich, approximately one kilometre southwest of the Ipswich central

business district and 42 kilometres south-west of the Brisbane central business district. A mixture of commercial, retail and industrial developments directly surrounds

the property while the outer surrounding area predominantly comprises established residential dwellings.

21,390  
LAND AREA (M<sup>2</sup>)

14,977  
TOTAL GLA OR RETAIL AREA (M<sup>2</sup>)

\$3,057,410  
ANNUAL RENT

12/09/2014  
LEASE COMMENCEMENT DATE

\$31,084,936  
TOTAL PROPERTY COST

\$53,000,000  
CURRENT VALUATION