

Raine&Horne® Commercial

LIGHTNING RIDGE
42 Morilla Street

427 sqm

Premium Westpac Investment

Sold

Raine & Horne Commercial Dubbo is delighted to offer 42 Morilla Street, Lightning Ridge for sale by way of Public Auction in our National Auction Event.

An exceptional freehold commercial asset in the heart of Lightning Ridge CBD, securely leased to Westpac – one of Australia’s top 5 ASX-listed banks with a market capitalisation of \$108.2 billion. This substantial 1,011sqm* property boasts 20m* prime Morilla Street frontage, positioned alongside Australia Post and close to IGA Plus Liquor, ensuring high pedestrian and vehicle visibility. A brand-new 5-year net lease commenced January 2025, with fixed 3% annual increases and further options through to 2039. Westpac has maintained a strong banking presence here for over 20 years, including valuable safety deposit box facilities. Net income of \$84,500* p.a. + GST with the tenant paying 100% of standard outgoings provides a low-maintenance, blue-chip investment with excellent long-term security. Located in a globally recognised opal mining hub, the property benefits from strong tourism, local economic resilience, and strategic growth projects including a \$20M Australian Opal Centre and \$2.6M water security upgrade.

Key Investment Highlights

Property ID	L36016621
Property Type	Retail
Building / Floor Area	427
Land Area	1011.0 sqm

AGENT

Simon Scoles

📞 0474 783 951

✉️ simons@rhdubbo.com.au

- Secure blue-chip tenant: Westpac Bank – top 5 ASX-listed company
- New lease: 5 years from Jan 2025, options to 2039.
- Built-in rental growth: Fixed 3% annual increases.
- Attractive net income: \$87,035* p.a. + GST, tenant pays 100% of standard outgoings.
- Prime CBD position: 1,011sqm* site with 20m frontage on main commercial thoroughfare.
- Long-standing banking presence: Over 20 years in this location.
- High-visibility location: Next to Australia Post, near IGA Plus.
- Growing regional hub: Lightning Ridge – world-famous for black opal, strong tourism & economic growth.
- Major infrastructure investment: \$20M Australian Opal Centre & \$2.6M Water Security Project.

To be sold at Public Auction – Auctionworks, 50 Margaret Street, Sydney at the Raine & Horne Commercial National Portfolio Auction on 27 November 2025.

Contact the exclusive agents Simon Scholes (0474 783 951) or Joe Burgun (0418 649 871) at Raine & Horne Commercial Dubbo today to request further information.

*Approx.