

Raine&Horne® Commercial

LIGHTNING RIDGE
42 Morilla Street

427 sqm

Premium Westpac Investment

\$1,150,000 - \$1,250,000

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

- Secure blue-chip tenant: Westpac Bank – top 5 ASX-listed company

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

AGENT

Simon Scoles

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- Brand-new lease: 5 years from Jan 2025, options to 2039.
- Built-in rental growth: Fixed 3% annual increases.
- Attractive net income: \$84,500* 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.

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.