

Co-Living Investment – Bendigo

4-Bedroom Master-Key Residence

Premium Regional Co-Living Model by JDS Group



Executive Summary

This Bendigo co-living package delivers a compelling high-yield residential investment opportunity in one of Victoria's most vibrant regional cities. Strategically positioned to capitalise on Bendigo's robust education, healthcare, and tourism sectors, this property represents a sophisticated entry into the regional build-to-rent market.

The residence features four private ensuite bedrooms purpose-designed for modern co-living, ensuring consistent tenant demand across students, young professionals, and essential workers. With Bendigo's proven rental stability and low vacancy rates, investors gain exposure to a resilient asset class with strong fundamentals.

Investment Range

\$630k-\$640k AUD

Target Yield

7-8% Gross

Property Overview

Location

Bendigo, Victoria – Premier regional city with strong economic fundamentals

Configuration

4 bedrooms / 4 ensuites – Each tenant enjoys private bathroom amenity

Total Floor Area

Approximately 260–270 m² of thoughtfully designed living space

Shared Amenities

Premium kitchen, dining area, and communal living zone – Built for connection

Parking

2 secure spaces – Added convenience for working professionals

Target Tenants

University students, young professionals, healthcare workers – Diverse demand base

Location Highlights



Why Bendigo?

Bendigo stands out among Australian regional centres for its economic diversity and population stability. The city's major university presence anchors consistent rental demand, whilst healthcare and hospitality sectors provide year-round employment.

With vacancy rates below 1.5%, Bendigo demonstrates exceptional rental tightness rarely seen in regional markets. This supply constraint, combined with steady population growth, positions investors to benefit from both rental security and capital appreciation potential.



Education Hub

Major university campus driving stable student accommodation demand throughout the academic year



Tourism & Hospitality

Thriving visitor economy supporting robust hospitality workforce requiring quality rental accommodation



Healthcare Centre

Significant hospital and medical facilities creating consistent demand from nurses and healthcare professionals

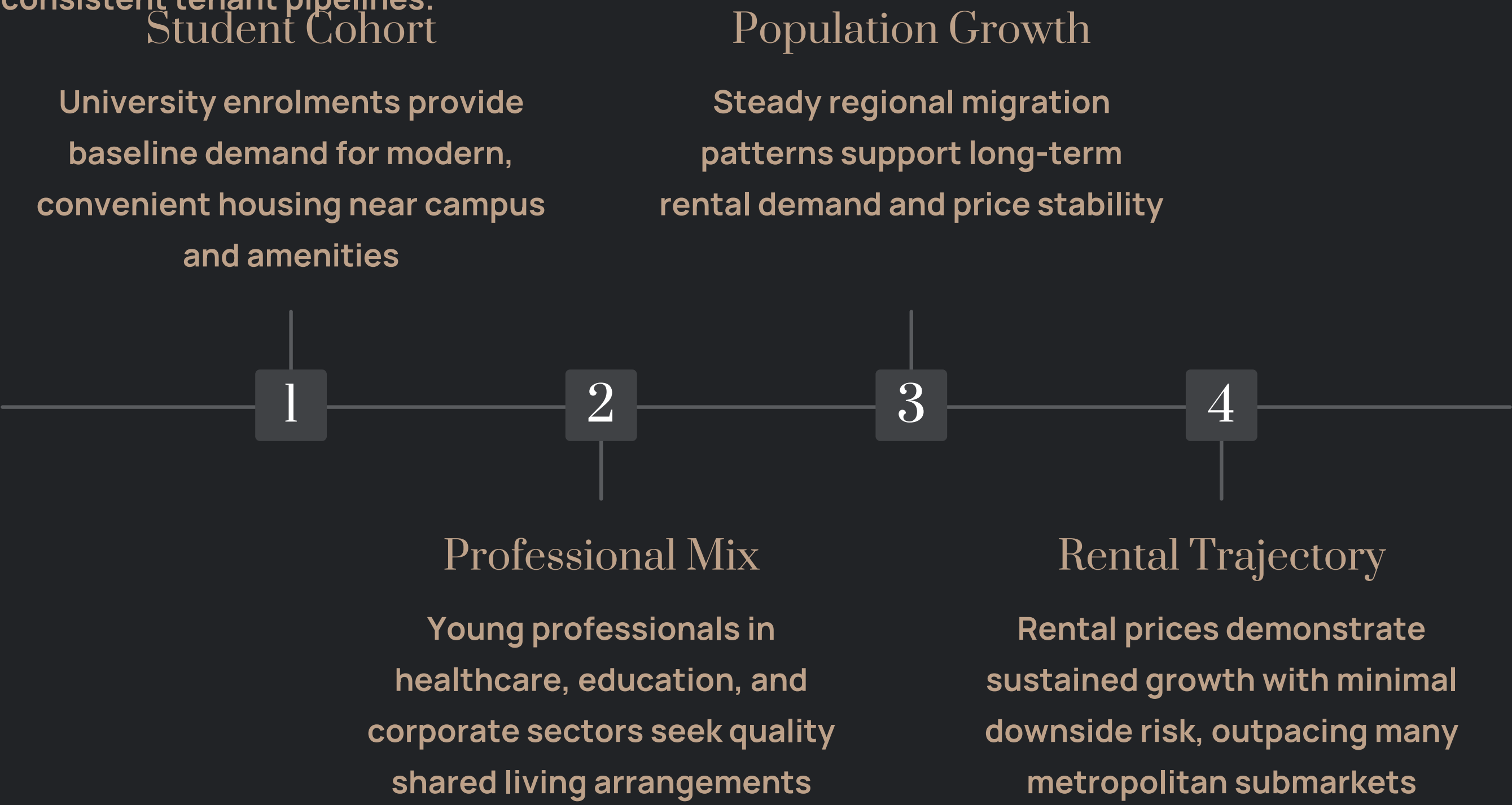


Low Vacancy

Sub-1.5% vacancy rate reflecting tight supply conditions and exceptional rental absorption

Market & Demographics

Bendigo's rental market exhibits characteristics highly favourable to co-living investment. The city's demographic profile—dominated by students, young professionals, and essential service workers—creates natural demand for affordable, quality ensuite accommodation. Unlike metropolitan markets subject to cyclical volatility, Bendigo's diversified economy delivers consistent tenant pipelines.

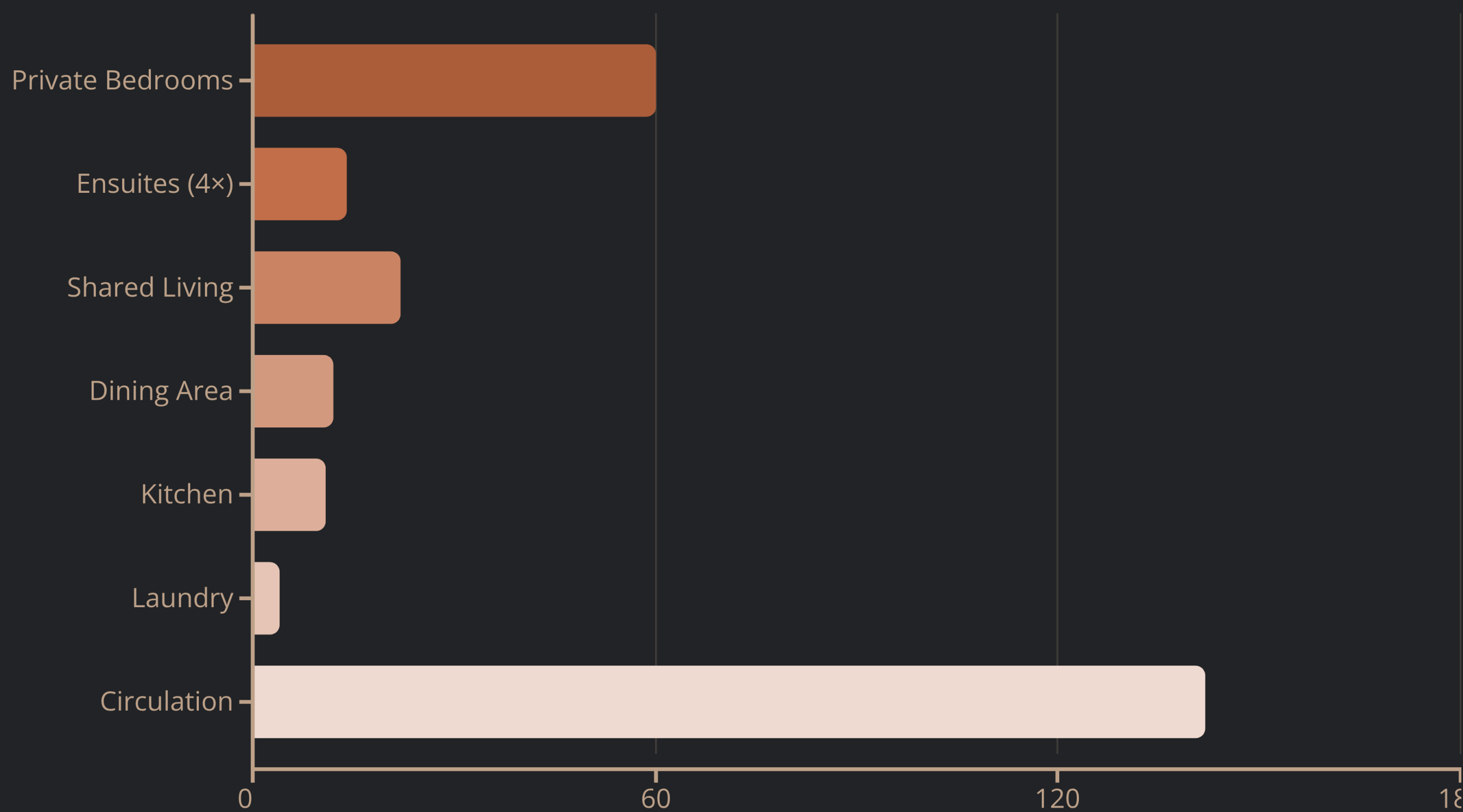


The ensuite bedroom format proves particularly attractive in this market, commanding premium rents whilst maintaining high occupancy rates. Tenants value privacy and amenity, creating competitive advantage over traditional shared-bathroom configurations.

JDS Co-Living Standard Model



Our proprietary co-living design maximises rental yield whilst ensuring tenant comfort and retention. Every square metre is optimised for functionality and appeal, balancing private retreat spaces with generous shared amenities that foster community.



Bedrooms
14–16 m² each



Ensuites
3.5 m² each



Living
22 m² shared



Dining
12 m² shared

Total Floor Area: Approximately 265 m² of premium residential space designed for optimal rental performance and tenant satisfaction.

Financial Overview



Investment Metrics

This co-living asset delivers institutional-grade returns within a manageable investment envelope. The financial structure provides robust cash flow from day one, with multiple revenue streams reducing single-tenant dependency risk.

Weekly rental income of \$1,320–\$1,480 translates to gross yields significantly above traditional residential investment, positioning this opportunity among the top-performing asset classes in the current market.

These projections assume standard occupancy rates and market rental pricing. The multiple-room configuration provides natural income diversification—temporary vacancy in one room impacts only 25% of total revenue, substantially reducing cash flow volatility compared to single-tenant properties.

\$635K

Investment Price

Entry point (midpoint estimate)

\$1.4K

Weekly Rent

Expected per week (midpoint)

\$72.5K

Annual Income

Projected gross rental revenue

7.5%

Gross Yield

Target return on investment

Investment Highlights



High-Appeal Tenant Base

Demographic sweet spot of students and professionals ensures consistent demand across economic cycles



Multiple Income Streams

Four independent revenue sources reduce vacancy risk and smooth cash flow volatility



Strong Rental Absorption

Sub-1.5% vacancy rates demonstrate market tightness and tenant competition for quality stock

Flexible Resale Options

Co-living properties appeal to both investors seeking yield and owner-occupiers who can adapt the layout. This dual-market positioning enhances liquidity and exit strategy flexibility compared to single-purpose assets.

Lower Volatility

Regional markets like Bendigo demonstrate reduced price cyclicity versus metropolitan centres. Combined with diversified tenant streams, this investment offers stability attractive to conservative portfolios seeking reliable income.

JDS Group delivers comprehensive end-to-end support throughout your co-living investment journey. Our integrated service model removes complexity whilst optimising every aspect of acquisition, development, and operation.

01

Market & Rental Feasibility

Detailed demand analysis, competitive positioning, and rental projection modeling to validate investment thesis

02

Design Optimisation

Purpose-engineered 4BR/4Ensuite layouts maximising yield per square metre whilst ensuring tenant appeal

03

Builder Coordination

Management of construction partnerships, quality assurance, and delivery timeline oversight

04

Investment Documentation

Professional brochures, information memoranda, and financial projections supporting due diligence

05

Leasing Strategy

Tenant acquisition planning, operator liaison, and ongoing property management support

06

Exit Planning

Strategic resale positioning and transaction support to maximise capital realisation

Our track record in regional co-living development ensures investors benefit from proven methodologies, established networks, and operational expertise. We remain invested in your success throughout the entire asset lifecycle.

Contact JDS Group



Property Development & Investment Solutions

Ready to explore this Bendigo co-living opportunity? Our investment team is available to discuss feasibility, financing structures, and portfolio integration strategies.

We welcome inquiries from sophisticated investors, family offices, and wealth advisors seeking high-yield regional property exposure.

Visit Website

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Specialty

Regional Co-Living Investment