

Co-Living Investment – Wodonga

4-Bedroom Master-Key Residence

High-Yield Residential Opportunity

JDS Group – Property Development & Investment Solutions



Executive Summary

This Co-Living investment opportunity in Wodonga, VIC delivers a modern and efficient residential asset designed specifically for high-yield rental performance.

The property consists of four fully self-contained master bedrooms, each with a private ensuite bathroom, combined with a central shared core (kitchen, dining, and living). This model consistently produces stronger returns than traditional 4-bedroom homes.

With a price range of **\$605k-\$615k AUD**, and an expected gross yield of **7-8%**, the Wodonga Co-Living project suits investors seeking reliable cashflow in one of regional Victoria's fastest-growing corridors.

7-8%

Gross Yield

Above-average returns

4

Master Suites

Private ensuites

260m²

Total Floor Area

Efficient layout

Property Overview

<div>Location</div> <div>Wodonga, VIC</div> <div>Strategic regional hub</div>	<div>Configuration</div> <div>4 Master Bedrooms</div> <div>4 Private Ensuites</div>
<div>Total Floor Area</div> <div>Approx. 260 m²</div> <div>Optimised layout</div>	<div>Parking</div> <div>2 Spaces</div> <div>Secure allocation</div>

This Co-Living model balances private room autonomy with shared living efficiency, creating a purpose-built asset ideal for modern multi-tenant living. The property includes shared living, dining, kitchen, and laundry facilities that complement the private master suite configuration.

Built using conventional construction methods with a co-living optimised layout, this investment-ready package represents a turnkey opportunity for sophisticated investors.

Location Highlights



Wodonga's Growth Story

Wodonga is a rapidly expanding regional hub with strong rental demand and a growing population supported by diverse economic drivers.



Healthcare & Education

Major employment sectors



Manufacturing & Logistics

Industrial base



Cross-Border Economy

Albury-Wodonga connection

High tenant demand from professionals and essential workers seeking quality accommodation

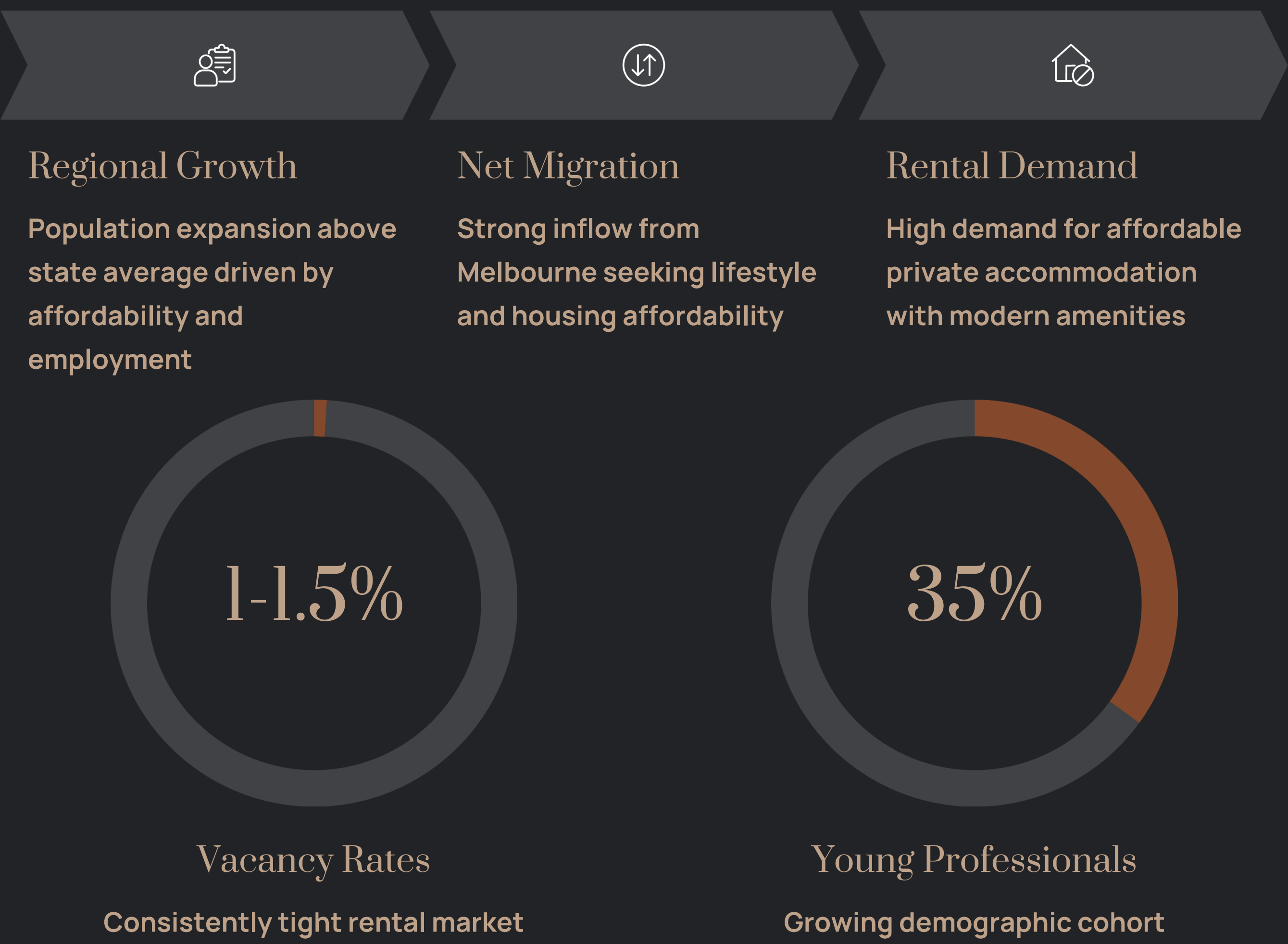
Below-average rental vacancy rates ensuring consistent tenant placement

Strong infrastructure investment supporting continued regional development

Affordable entry prices with above-average rental absorption and capital growth potential

Market & Demographics

Key demographic and market factors position Wodonga as an ideal location for the Co-Living investment model, with strong fundamentals supporting long-term rental demand and capital appreciation.



These demographic strengths align perfectly with the Co-Living model, creating a compelling investment case for sophisticated property investors and advisors.

JDS Standard Co-Living Model








This property utilises the proven JDS Standard Co-Living configuration, optimised for maximum rental yield while maintaining quality living standards for tenants.

Private Master Suites

1	<div>Master Bedroom A</div> <div>16 m² + 3.5 m² ensuite</div> <div>Premium positioning</div>
2	<div>Master Bedroom B</div> <div>16 m² + 3.5 m² ensuite</div> <div>Matching A layout</div>
3	<div>Master Bedroom C</div> <div>14 m² + 3.5 m² ensuite</div> <div>Efficient design</div>
4	<div>Master Bedroom D</div> <div>14 m² + 3.5 m² ensuite</div> <div>Matching C layout</div>

Shared Core Areas

<div></div> <div>Living Room</div> <div>22 m²</div>
<div></div> <div>Dining Area</div> <div>12 m²</div>
<div></div> <div>Kitchen</div> <div>11 m²</div>
<div></div> <div>Laundry</div> <div>4 m²</div>
<div></div> <div>Total Internal Area: Approximately 260 m²</div>

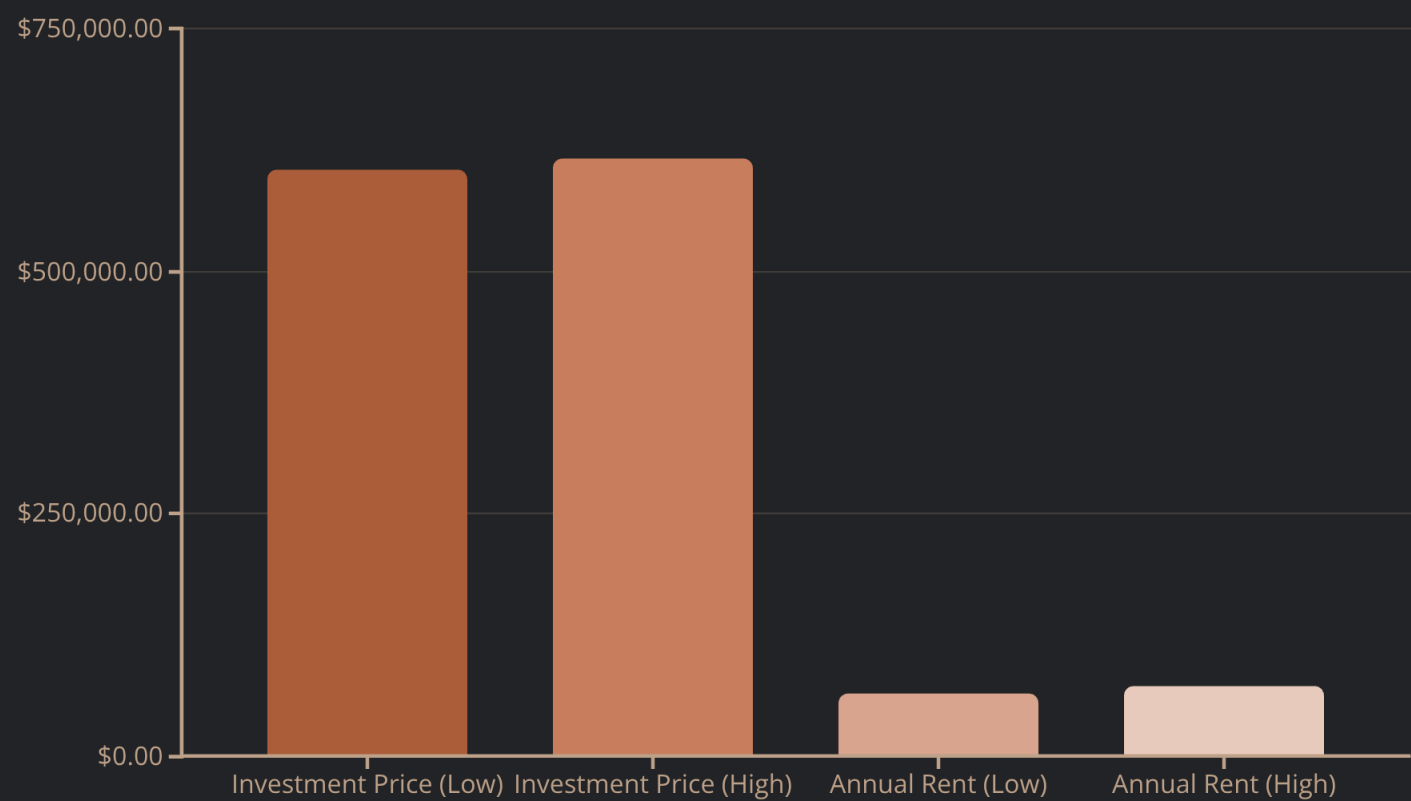
This structure produces stable multi-tenant income while maintaining a clean and efficient residential layout that appeals to quality tenants and supports long-term value retention.

Financial Overview



Investment Returns Analysis

The Wodonga Co-Living opportunity delivers compelling financial metrics that outperform traditional residential investment in the region.



\$605-615k

Investment Price

Competitive regional entry

\$1,250-1,400

Weekly Rent

Total property income

7-8%

Gross Yield

Above market average

Multi-Tenant Structure

Diversified income stream reduces vacancy risk

Low Vacancy Risk

Four independent tenancies create resilience

The estimated annual rental income of **\$65,000-\$72,500 AUD** represents exceptional returns for the price segment, positioning this asset as a standout opportunity in the regional Victorian market.

Investment Highlights



High-Demand Regional City

Wodonga's expanding economy and population create sustained rental pressure and capital growth potential

Strong Rental Absorption

Tight vacancy rates and growing tenant pool ensure rapid placement and minimal void periods

Multi-Tenant Income

Four independent income streams provide downside protection and cashflow stability

<div>Fully Private Design</div> <div>Each tenant enjoys complete privacy with personal ensuite facilities</div>	<div>Flexible Exit Strategy</div> <div>Property can be sold to investors or owner-occupiers seeking flexible living</div>
<div>Lower Vacancy Risk</div> <div>Multi-tenant model significantly reduces income interruption compared to single-family homes</div>	<div>Above-Average Yield</div> <div>Targeting 7-8% gross returns substantially exceeds traditional residential benchmarks</div>

JDS Group provides comprehensive support throughout the investment lifecycle, from initial feasibility through to exit planning and resale assistance.

01

Market & Rental Feasibility

Comprehensive analysis of local market conditions, rental demand drivers, and competitive positioning to validate investment assumptions

02

Design Optimisation

Proven 4BR/4Ensuite layout configuration refined through multiple projects to maximise rental yield and tenant satisfaction

03

Builder Coordination

Management of construction relationships and quality control to ensure on-time, on-budget delivery of investment-grade product

04

Investment Documentation

Professional marketing materials including brochures, information memorandums, and detailed financial projections for investor confidence

05

Leasing Strategy & Operator Support

Guidance on tenant selection, lease structures, and property management approaches to optimise occupancy and returns

06

Exit Planning & Resale Assistance

Strategic advice on optimal exit timing and resale positioning to maximise capital returns at disposition

Contact

Ready to Discuss This Opportunity?

JDS Group specialises in property development and investment solutions across regional Australia, with particular expertise in high-yield co-living and build-to-rent assets.

Our team is available to discuss this Wodonga opportunity in detail, provide additional financial modelling, arrange site inspections, and answer any questions about the co-living investment model.

[Visit Our Website](#)

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