

Blue Chip Child Care Investment

164-168 Warrigal Road, Camberwell

For Sale by Expressions of Interest closing Wednesday 9 March at 2pm



MELBOURNE CBD

MONASH FREEWAY

ST. DOMINICS
PRIMARY SCHOOL

LYNDEN PARK

HIGHFIELD PARK

164-168
WARRIGAL ROAD
CAMBERWELL

COOPER RESERVE

EMMAUS COLLEGE

WARRIGAL ROAD

ST. BENEDICTS
PRIMARY SCHOOL

WATTLE PARK
PRIMARY SCHOOL

savills

Outline Indicative Only



Premium Camberwell investment with secure lease covenant to a national tenant

164-168 Warrigal Road, Camberwell

- Modern centre licensed for 98 places
- Substantial land area of 2,065sq m* with three street frontages
- 547sq m* building with 24 car spaces
- 10 year lease expiring 2025 with options
- Rental of \$344,986 pa* (as at 20 Feb 2016)
- Long lease to Affinity Educational Group, a national operator with 150 + centres
- Located within premium residential catchment and directly opposite Wattle Park Primary School

*Approx.

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Julian Heatherich

0412 995 655

jheatherich@savills.com.au

James Lockwood

0402 824 441

jlockwood@savills.com.au

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