



# BLUE CHIP CHILD CARE

## INVESTMENT OPPORTUNITY



**232**  
Waiora Road  
ROSANNA



FOR  
SALE

\*OUTLINES INDICATIVE ONLY





# PREMIUM FACILITY WITH LONG TERM LEASE TO A LEADING OPERATOR

232 WAIORA ROAD, ROSANNA



SPACIOUS ROOMS WITH ATELIER



PIAZZA AND KITCHEN



646SQ M\* OF OUTDOOR PLAY AREA



715SQ M\* GROSS BUILDING AREA

- Brand new, high end child care centre of 91 places
- Tenanted by one of Australia's most well regarded operators – Nido Early School
- One of over 70 Nido child care facilities country-wide
- New 20 year lease plus two 10 year options
- Current rental of \$382,200 per annum\* + GST & Outgoings
- Large building incorporating 2 piazzas and 2 atelier spaces plus incredible outdoor play areas including Nido's signature car feature

\*Approximate

FOR SALE

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SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE CHILD CARE INVESTMENTS



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