



**BRAND NEW/
Secure Bayside Child
Care Investment**

**329 - 345 BAY RD CHELTENHAM
FOR IMMEDIATE PRIVATE SALE**



The child care centre represents a premium opportunity to secure a brand new, perfectly positioned childcare centre within one of Melbourne's most desirable bayside locations.

- Brand new, three-level, purpose-built child care centre with permit for 112 places
- Within the new multi-million dollar 'Assembly Bayside' mixed use development
- Leased to 'Little Learning School' with over 30 centres nationally
- Brand new 15 year lease to with two further 10 year options
- Annual rental of \$423,600 per annum*
- Ideally positioned within Melbourne's prestigious Bayside region
- Moments away from Westfield's Southland Shopping Centre and the brand new Southland Train Station



Australian Child Care Industry Overview.



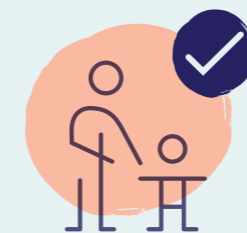
The industry revenue is forecast to reach **\$11.3 billion** in 2017-18



Industry revenue has grown by **8.1%** annually from 2013 to 2018



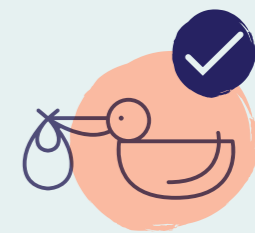
In 2017-18 **1.3 million children** will attend child care services



The child care industry employs over **180,000 staff** and early educators each year



Federal government funding increase to **\$37.3 billion** for families with children in childcare



Australia's birth rate is set to reach **332,901 births** annually by 2019 - 2020



In Australia there are more than **4.5 million** children aged between 0 - 14



The child care industry revenue is forecasted to grow to **\$15.1 billion** by 2022 - 2023



Requirement for additional **300,000** for childcare places by 2019 - 2020

Artist Impression



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