

222 CLARKES ROAD, BROOKFIELD

# BRAND NEW CHILDCARE INVESTMENT NATIONAL TENANT



WOODGROVE  
SHOPPING CENTRE



MELTON  
SECONDARY COLLEGE



COBURN  
PRIMARY



MELTON CHRISTIAN  
COLLEGE

222 CLARKES ROAD  
BROOKFIELD

PRIVATE  
SALE

savills

\*OUTLINES INDICATIVE ONLY

# IMPRESSIVE CHILDCARE INVESTMENT IN HIGH GROWTH LOCATION

## PRIVATE SALE

2 2 2 C L A R K E S R O A D , B R O O K F I E L D



Substantial landholding of 2,175sqm\*



Building area of 1,398sqm\*



Recently completed high-end facility  
of 102 places



Net income of \$306,000pa\* + GST &  
outgoings with fixed annual increases



Brand new 15-year lease with two  
further 10-year options to 2059



Highly respected childcare provider  
with 10 centres in NSW & Victoria



Premium location with a significant  
undersupply of childcare



Child to Place ratio of 3.91 within a  
5-minute drive^



New construction with significant  
depreciation benefits

\*approximate ^ GapMaps

**TANYA SU** 苏晨

0430 302 950 | [tsu@savills.com.au](mailto:tsu@savills.com.au)

**JULIAN HEATHERICH**

0412 995 655 | [jheatherich@savills.com.au](mailto:jheatherich@savills.com.au)

**BENSON ZHOU** 周文旭

0458 488 888 | [bzhou@savills.com.au](mailto:bzhou@savills.com.au)

**savills**

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