



1078

MAIN RD

ELTHAM VIC 3095



EXCLUSIVELY FOR SALE



PREMIUM
HEALTHCARE
INVESTMENT
OPPORTUNITY

1078 Main Road,
Eltham VIC

Woolworths

Dan
Murphy's

ALDI

coles

Eltham
Library

Eltham
Train Station

Eltham Tennis Club

Eltham Lodge
Nursing Home

Main Road

Hurstbridge Train Line

Outline, boundaries and markers indicative only.



MEDICAL CENTRE SURROUNDED BY PREMIUM AMENITY

The Nillumbik Medical Centre presents a compelling medical investment.

The established tenant operates from a high-quality, modern facility, well-positioned for continued growth and success as a market local healthcare market leader.

In 2013, the medical centre underwent a thoughtful and detailed renovation. This transformation created a modern and efficient space designed to optimise both patient care and staff experience. This forward-thinking approach not only improved the overall environment but also provided the medical professionals with the tools and layout they needed to thrive.

Astute investors can capitalise on a rare opportunity to acquire this prime corner Medical Centre investment property in the heart of Eltham, a highly sought-after suburb in Melbourne's Northeast growth corridor.

Highlights of this opportunity include:

- » Rent \$259,702 p.a. +gst and outgoings
- » Established high-traffic medical centre operating for over 50 years
- » Underlying corner landholding of 1,900 sqm*
- » Modern high-quality facility with a gross floor area of 500 sqm*
- » 8 practitioner permits allocated
- » 41 on-grade car spaces
- » Centrally located within Eltham Activity Centre
- » Stand alone investment operating in a reliable and high-performing industry.

The property is being offered For Sale via Expressions of Interest (EOI), closing on Thursday, 23rd May 2024 at 1pm (AEST).

*Approximately. Whilst every care has been taken in the preparation of this document, it is for guidance only. This vendor and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice. © Graphic Design by DuoCreate.com

 Nillumbik
Medical Centre



LGA
NILLUMBIK SHIRE COUNCIL



ZONING
ACTIVITY CENTRE ZONE -
SCHEDULE 1

EXECUTIVE SUMMARY

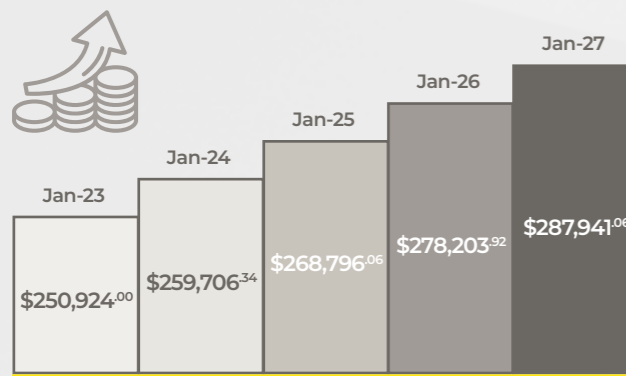
ASSET DETAILS

Address	1078 Main Road, Eltham VIC 3095
Lettable Area	500 sqm*
Site Area	1,900 sqm*
Street Frontage	45.70 m*
Site Access	Main Road driveway

TENANCY DETAILS

Tenant	Nillumbik Medical Centre
Lease Commencement	1 January 2023
Lease Terms	5 years
Further Term	2 Further Terms of 5 years
Net Income	\$259,702 per annum + outgoings & GST
Annual Reviews	3.5% per annum

CASH FLOW PROJECTION (2023-2027)



PRESENTED BY...

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Outline, boundaries and markers indicative only.



Eltham East Primary School

Kooringa Close Retirement Village

Dan Murphy's

ALDI

Woolworths

coles

Eltham Train Station

Cecil Street

Main Road

Hurstbridge Train Line

PREMIUM HEALTHCARE ASSET.
PREMIUM HIGHLIGHTS



HIGH PROFILE & LONG-STANDING MEDICAL CENTRE TENANT



EXPANSIVE CORNER LANDHOLDING OF 1,900 SQM*



ACTIVITY CENTRE ZONING IN A WELL-SERVICED LOCATION



SECURE ANNUAL INCOME WITH INBUILT GROWTH



PROMINENT POSITION IN MELBOURNE'S NORTH-EAST



SURROUNDED BY A STRONG LOCAL CATCHMENT

*Approximately. Source: Google Maps (04/24). Outline, boundaries and markers indicative only.

LOCATION HIGHLIGHTS

ELTHAM, VIC

This investment gem is just 25 km* north-east of Melbourne's CBD. With 18,847 residents recorded in the 2021 census*, Eltham offers the perfect balance of suburban tranquillity and urban accessibility.

As one of Melbourne's cherished 'green wedge' areas, Eltham boasts picturesque tree-lined streets and lush reserves amidst ongoing development pressures. While the suburb evolves with increased traffic and higher-density housing, its charm remains intact.

Explore attractions like Montsalvat and the Diamond Valley Railway, and seize the opportunity to invest in Eltham's promising future.



GREENSBOROUGH PLAZA (11MINS* / 7KM*)



ELTHAM VILLAGE (3MINS* / 2KM*)



HIGH STREET RETAIL,
CAFÉ'S & RESTAURANTS
(1MIN* / -1KM*)



DIAMOND VALLEY RAILWAY (7MINS* / 4KM*)



ELTHAM TOWN SQUARE & FARMERS MARKET (2MINS* / -1KM*)



ELTHAM VIC 3095

LOCATION

Melbourne CBD 25 km*

EDUCATION

Eltham North Primary School 1.4 km*

Eltham East Primary School 1.5 km*

Eltham Primary School 2.5 km*

SHOPPING

ALDI 350 m*

Woolworths 450 m*

Coles 450 m*

RECREATIONAL

Eltham Tennis Club 300 m*

Eltham Central Park 750 m*

Eltham Skatepark/Knox Park 1.3 km*

TRANSPORT

Eltham Train Station 200 m*

Montmorency Train Station 3.1 km*

Orchard Ave Bus Stop 2.2 km*

MEDICAL

Austin Hospital 13 km*

Box Hill Hospital 14 km*

Maroondah Hospital 20 km*

*Approximate driving distance. Source: Google Maps, 04/24.

TENANT OVERVIEW

NILLUMBIK MEDICAL CENTRE

This well-established medical practice thrives within a modern, well-equipped facility, serving as a central hub for healthcare in Eltham and the surrounding community.

Their comprehensive team includes family care physicians, a variety of specialists, allied health professionals like dietitians and mental health counsellors, and on-site pathology services – offering patients a seamless healthcare experience.

Further solidifying their commitment to the community, the practice boasts a successful partnership with the Royal Australian College of General Practitioners, actively contributing to the training of future healthcare professionals. Ample parking and convenient access ensure a stress-free experience for patients seeking exceptional, comprehensive care.



nillmc.com.au

- 20+ PRACTITIONERS PROVIDING HOLISTIC HEALTH SERVICES FOR MEN, WOMEN & CHILDREN.
- SPECIALISING IN GENERAL PRACTICE, DIETETICS & PSYCHOLOGY.
- A PRIVATE PRACTICE THAT HAS BEEN SERVICING THE LOCAL COMMUNITY FOR OVER 50 YEARS.



FLOOR PLAN

1078 MAIN ROAD,
ELTHAM, VIC 3095

GROUND FLOOR



FIRST FLOOR



SITE AREA
1,900 SQM*



FLOOR AREA
500 SQM*



STREET FRONTAGE
45.70 M* (MAIN ROAD)



All measurements are in metres and approximate only. This plan is not to scale and provided as marketing material. This plan is for illustrative purposes only. We make no guarantee of the accuracy of the plan, and you should independently determine the suitability of the property for your requirements.



CAPITALISE ON A RARE OPPORTUNITY TO ACQUIRE THIS PRIME CORNER ASSET IN THE HEART OF ELTHAM

SALE PROCESS

The property is being offered For Sale via Expressions of Interest (EOI), closing on Thursday, 23rd May 2024 at 1pm (AEST).

INSPECTIONS

All inspections by potential purchasers and/or their consultants are to be arranged by prior appointment with at least 24 hours notice via the appointed agents.

CHANGES TO THE PROCESS

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the 100% interest and to modify or add any items and conditions to the proposed contracts or other material associated with the proposed sale which may be made available to a potential purchaser.

DISCLAIMER

This information memorandum has been prepared by Ray White Commercial Glen Waverley on behalf of the vendor. Its purpose is to provide information in relation to the property and the opportunity that is available. It is produced solely as a general guide for interested parties.

DISCLAIMER

To assist in the assessment of this offering, Due Diligence information is available via an Electronic Data Room (EDR). To obtain access, please contact the exclusive selling agents.

ENQUIRIES

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RWC

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