

# Investment Portfolio Auction 65

11am – AEDT

Wednesday 7 December 2011

River Room Crown Casino

Southbank Melbourne



Boundary lines are indicative only

\*All areas and figures approx. only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agent.

## Maribyrnong, Victoria

2A Mephan Street (Corner Allara Avenue)

Melway ref 27 K12



### Childcare Centre Investment Growth inner metro location

- 10 + 5 + 5 + 5 year lease to 2032
- As new 660m<sup>2</sup>\* purpose built facility with permit for 105 places
- 'Kinderhaven' - successful operator established 1996 with 3 centres across Melbourne
- Excellent occupancy history / near capacity since opening in 2007
- Large 2,120m<sup>2</sup>\* site with 19 car spaces on title
- DPO approved for 24 dwellings / high underlying land value
- Strategic location servicing rapidly developing Edgewater/Highpoint precinct
- Rent \$204,633 p.a

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