

Secure Childcare Investment

2 Bernard Hamilton Way, Rowville

For Sale by Auction Thursday 15 October 1pm on-site



ST. SIMON
THE APOSTLE
PRIMARY SCHOOL
600+ STUDENTS



ARCADIA
RESERVE
100m* AWAY

TAYLORS LANE

TURRAMURRA DRIVE

BERNARD HAMILTON WAY

2
BERNARD HAMILTON WAY,
ROWVILLE

savills

Outline Indicative Only



Modern Early Learning Centre on long-term lease to quality tenant

2 Bernard Hamilton Way, Rowville

- A modern, purpose-built centre occupying a prominent corner location on 1,447sqm* of land
- 10 year lease exp. 2022 (one 10 year option)
- Current Net Rental of \$118,110 per annum* with fixed 4% annual increases
- Successful centre licensed for 65 places with 100% occupancy and overall rating of 'Exceeding National Quality Standards'
- Ideal location surrounded by retail, primary and secondary schools, parks and a dense residential catchment of young families

*Approx.

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