

# 6 Premium Child Care Investments

Blue-chip investment opportunities  
across metropolitan Melbourne

**FOR SALE** individually or together  
by Expressions of Interest closing  
**Wednesday 26 April at 2pm**

MELBOURNE  
CBD

60 FLOREY AVENUE  
POINT COOK

1 TOOLAMBOOL ROAD  
CARNEGIE

103-107 KOONUNG ROAD  
BLACKBURN NORTH

66-70 HIGH STREET ROAD  
ASHWOOD

105A KANGAROO ROAD  
HUGHESDALE

37 VENICE STREET  
MENTONE



**Child Care**  
INVESTMENTS



# An ideal opportunity to secure one or more state-of-the-art child care centres featuring all fundamental investment attributes



G8 Education<sup>™</sup>



## 66-70 High Street Road Ashwood

- 15 + 10 + 10 year lease commenced 2009
- ASX-listed tenant G8 Education Limited
- Licensed for 120 places
- Land area of 2,676sq m\*
- Building area of 852sq m\*
- Net Rental of \$486,218 per annum\*

## 105A Kangaroo Road Hughesdale

- 20 + 10 year lease commenced 2014
- ASX-listed tenant G8 Education Limited
- Licensed for 140 places
- Land area of 2,040sq m\*
- Building area of 897sq m\*
- Net Rental of \$545,879 per annum\*



## 103-107 Koonung Road Blackburn North

- New 20 + 10 year lease commenced 2017
- Tenant: Nino Early Learning Adventures
- Licensed for 124 places
- Land area of 1,916sq m\*
- Building area of 907sq m\*
- Net Rental of \$498,015 per annum\*

## 60 Florey Avenue Point Cook

- New 20 + 10 year lease commenced 2017
- Tenant: Nino Early Learning Adventures
- Licensed for 144 places
- Land area of 2,355sq m\*
- Building area of 1,102sq m\*
- Net Rental of \$511,200 per annum



## 1 Toolambool Road Carnegie

- 20 + 10 year lease commenced 2014
- ASX-listed tenant G8 Education Limited
- Licensed for 120 places
- Land area of 1,684sq m\*
- Building area of 809sq m\*
- Net Rental of \$438,697 per annum\*

## 37 Venice Street Mentone

- 20 + 10 + 10 + 10 year lease commenced 2008
- National tenant Guardian Early Learning Group
- Licensed for 115 places
- Land area of 1,996sq m\*
- Building area of 676sq m\*
- Net Rental of \$435,275 per annum\*





# An extraordinary offering of **six of the best located and best presented child care assets** within the Melbourne market.

- Premium locations in key established suburban areas, with strong demographics
- Exceptional landholdings underpinning value and potential
- Superior building design, quality and finishes above and beyond industry standards
- Each with annual built in rental growth
- Significant income tax depreciation benefits
- Tenants pay all usual outgoings
- Blue-chip assets set for strong future income and capital growth
- The perfect opportunity to invest in Australia's booming child care market!

**To discuss these opportunities in detail, please contact the exclusive sales agents:**



**Julian Heatherich**

+61 (0) 412 995 655

jheatherich@savills.com.au



**Clinton Baxter**

+61 (0) 413 569 888

cbaxter@savills.com.au



**Benson Zhou 周文旭**

+61 (0) 458 488 888

bzhou@savills.com.au



G8 Education<sup>ltd</sup>



**Guardian**  
EARLY LEARNING GROUP



Early Learning Adventures

**FOR SALE** individually or together by Expressions of Interest closing  
Wednesday 26 April at 2pm