



5 Brand New Child Care Investments

Blue-chip investment opportunities with significant stamp duty savings across metropolitan Melbourne

For sale individually or together

By Expressions of Interest closing Thursday 15 June at 2pm





An unprecedented opportunity to secure one or more brand new child care centres with secure leases and featuring blue-chip investment attributes.



1028 Wellington Road Rowville

- New 15 year lease + options
- Tenant: Greenwood Early Education
- Licensed for 124 places
- Land area: 3,195sq m*
- Building area: 831sq m*
- Net Rental of \$390,000 per annum



19-21 Point Cook Road Altona Meadows

- New 20 year lease + options
- Tenant: Think Child Care
- Licensed for 114 places
- Land area: 1,994sq m*
- Building area: 1,037sq m*
- Net Rental of \$403,300 per annum



808 Heatherton Road Springvale South

- New 20 year lease + options
- Tenant: Sparrow Early Learning
- Licensed for 92 places
- Land area: 1,606sq m*
- Building area: 971sq m*
- Net Rental of \$244,000 per annum



1-7 Selandra Blvd Clyde North

- New 20 year lease + options
- Tenant: Sparrow Early Learning
- Licensed for 130 places
- Land area: 1,197sq m* + Car Park
- Building area: 919sq m*
- Net Rental of \$325,000 per annum



345-351 Hogans Road Tarneit

- New 20 year lease + options
- Tenant: Kool Kidz Child Care
- Licensed for 130 places
- Land area: 2,415sq m*
- Building area: 968sq m*
- Net Rental of \$360,000 per annum





An exceptional offering of five of Melbourne's newest child care centres secured with long term leases to Australia's best operators.

- Premium locations in key established suburban areas, with strong demographics
- Prime landholdings underpinning value and potential
- State-of-the-art building design surpassing industry standards
- Each with annual built in rental growth
- Significant stamp duty saving benefits
- Tenants to pay all usual outgoings
- Blue-chip assets to be completed in the near future
- 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



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