

OCCUPY / INVEST / DEVELOP
NEWLY REFURBISHED AGED CARE FACILITY

LOCATED IN MELBOURNE'S GROWING 'HOTSPOT'

382-384

Nepean Highway

• FRANKSTON, VICTORIA •



FOR SALE

VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING TUESDAY 22ND MARCH AT 5PM

CBRE

WALK TO THE BEACH (LESS THAN 200M*)



WALK TO THE BAYSIDE SHOPPING CENTRE (LESS THAN 200M*)



FRONTAGE TO KANANOOK CREEK



SUBSTANTIAL COURTYARD



- ✓ SIGNIFICANT AGED CARE PREMISES IN BEACH SIDE LOCATION OFFERED WITH VACANT POSSESSION
- ✓ FULLY REFURBISHED WITH 45 AGED CARE BED LICENCES
- ✓ 3,759SQM SITE AREA WITH COMMERCIAL 1 ZONING
- ✓ ALTERNATIVE DEVELOPMENT POTENTIAL AND OPPORTUNITY FOR CREEK, BEACH AND PORT PHILLIP BAY VIEWS



THE NUMBER OF PEOPLE AGED 65+ WILL DOUBLE BY 2036 IN FRANKSTON



ONE IN EVERY 4 JOBS TO BE IN THE HEALTH INDUSTRY BY 2017



FRANKSTON DEMAND FOR GENERAL PRACTITIONERS HAS GROWN 70% FASTER THAN POPULATION GROWTH



\$150M+ CURRENT GOVERNMENT & PRIVATE CAPITAL INVESTMENT INTO FRANKSTON'S HEALTH SECTOR



AN ADDITIONAL 500+ DWELLINGS BY 2031 IN FRANKSTON



4 MAJOR HOSPITALS WITHIN A 15 MINUTE DRIVE

- FRANKSTON PUBLIC HOSPITAL
- FRANKSTON PRIVATE
- PENINSULA PRIVATE HOSPITAL
- BELEURA PRIVATE HOSPITAL

WALK TO THE FRANKSTON TRAIN STATION (LESS THAN 800M*)



FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.
 Sources: Health Pathways and Growth Report (http://www.investfrankston.com.au/files_uploaded/Health_Pathways_report.pdf)
 Invest Frankston – Health sector leads the way for future growth (<http://www.investfrankston.com.au>)