

# BEACH FRONT MEDICAL INVESTMENT

*1537 Point  
Nepean Road*

• ROSEBUD WEST •



A PERFECTLY POSITIONED 1,898SQM\* LANDHOLDING WITH FUTURE DEVELOPMENT POTENTIAL (STCA)

**FOR SALE** VIA PUBLIC EXPRESSIONS OF INTEREST  
CLOSING THURSDAY 17TH NOVEMBER AT 2:00PM










**CBRE**

VICTORIAN HEALTH,  
AGED & CHILD CARE



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-  Leased to Rosebud SurgiCentre – (day surgery).
-  Three (3) year lease with options to 2022.
-  Current income of \$189,306 Pa\* plus ALL outgoing and GST.
-  Stunning purpose built 620sqm\* facility providing 16 car parks on-site.
-  Irreplaceable multi-frontage land holding of 1898sqm\*, with dominant exposure to Point Nepean Road.
-  Located in the heart of the Rosebud Medical Precinct.
-  In close proximity to the Rosebud Retail Precinct which accommodates Coles, Westpac Bank, Commonwealth Bank, Cafes, Restaurants, the Rosebud Cinema, plus a lot more.



**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.