

**37-39
Windorah Drive
POINT COOK
CNR. BOARDWALK BOULEVARD**

FOR SALE

STATE OF THE ART CHILDCARE INVESTMENT 12 + 10 + 10 YEAR LEASE TO 2045



Guardian
EARLY LEARNING GROUP

HIGH QUALITY NATIONAL BRAND OPERATOR 

UNDERVALUED INVESTMENT CLASS 

MODERN PURPOSE BUILT CENTRE 

ATTRACTIVE DEPRECIATION BENEFITS 

TOP AUSTRALIAN POPULATION GROWTH LOCATION 

FOR SALE VIA PREMIUM PROPERTY PORTFOLIO AUCTION
THURSDAY 26TH OCTOBER 2017 FROM 6:00PM

CBRE VICTORIAN HEALTH,
AGED & CHILD CARE



37-39 WINDORAH DRIVE, POINT COOK

- Operating and near new modern state of the art childcare centre
- National brand tenant Guardian Early Learning Group one of Australia's largest operators
- 12 + 10 + 10 year lease to 2045
- Income of \$389,983p.a* plus GST & outgoings (ex. land tax)
- Licensed for 144 places
- Corner land holding of 3,000sqm* with high exposure, convenient & central Point Cook location
- Building area of 976sqm* with high-grade purpose built construction & tenant fitout
- Opposite Featherbrook Shopping Centre & Woolworths supermarket, close to Victoria University, plus Princess Fwy (20 minutes to Melbourne CBD)

CITY OF WYNDHAM - FAST FACTS

- Absorbing 230 new residents every week including 87 new babies born
- One of the strongest growth areas in Australia (top 5 fastest growing municipalities) expected to grow by a further 377,000* residents (additional 164,000* jobs) over the next 30 years
- \$30billion plan to further develop region into vibrant education hub and centre of excellence
- Location with high proportion of dual income families, supporting need for local childcare services

Source: Herald Sun and Population ID



THE 'INVESTMENT OPPORTUNITY'



High demand asset class experiencing exceptional popularity due to Melbourne's booming population growth



Supported by \$37billion investment by Federal Government to sector over next four years and subsidies for childcare centre parents[^]



Strong tenant commitment due to; high fit out cost, specialised nature of facilities, high business values, licensing requirements / obligations attached to the property



Strong depreciation benefits

[^]www.education.gov.au

FOR SALE VIA PREMIUM PROPERTY PORTFOLIO AUCTION
THURSDAY 26TH OCTOBER 2017 FROM 6:00PM AT CBRE MELBOURNE OFFICE

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

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*Approximately. The information in this document is general in nature & is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information & seek your own independent financial & legal advice. The information must not be relied upon to make any investment decisions. The principal & its agent will not be liable for your failure to verify the information or seek appropriate advice.

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