

BRAND NEW CHILDCARE INVESTMENT – A HOP, SKIP AND A JUMP TO MELBOURNE CBD



519 MELBOURNE ROAD NEWPORT



Brand new
15 + 10 + 10 year lease



Strong underlying land value, median
house price in excess of \$1 Million



Attractive depreciation benefits

ARTIST IMPRESSION

CBRE

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING TUESDAY 27TH FEBRUARY AT 2:00PM

VICTORIAN HEALTH,
AGED & CHILD CARE



519 MELBOURNE ROAD NEWPORT

Leased to  **littleseeds**
EARLY LEARNING CENTRE

a joint venture between two of Australia's most successful childcare operators



New 15 year lease with options to 2052

Currently under construction and scheduled to open October 2018

Passing rental \$520,000pa* with annual built in rental growth

New state of the art building of 3,204sqm* licensed for 130 places plus 20 onsite car spaces

Substantial landholding of 1,640sqm* with prominent dual street frontages only 6km* from CBD

Close proximity to the cosmopolitan Newport Shopping Strip, Newport Station, Newport Lakes Primary School, Sacred Heart Primary School and Spotswood Primary School

THE 'INVESTMENT OPPORTUNITY'

"This is the quintessential growth sector, a sector which is driven by strong population growth and unequivocal backing from all major political parties." www.education.gov.au

- High demand asset class experiencing exceptional popularity due to Melbourne's booming population growth
- Federal government investment of \$37 billion into childcare PLUS subsidies for childcare places
- Strong tenant commitment due to; high fit out cost, specialised nature of facilities, high business values and licensing requirements / obligations attached to the property

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING TUESDAY 27TH FEBRUARY AT 2:00PM

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

JOSH TWELFTREE

+61 452 524 985

josh.twelftree@cbre.com.au

SANDRO PELUSO

+61 418 389 757

sandro.peluso@cbre.com.au

KINSON WONG

+61 450 712 341

kinson.wong@cbre.com.au

CBRE
1300 666 888
Level 34, 8 Exhibition Street, Melbourne

*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.

www.cbremelbourne.com.au