

**AUCTION  
THIS SATURDAY**

**Brand New Investment with Long-Term Lease to Global Tenant Kool Kidz**

**KOOL KIDZ**

**3**

# NEXUS STREET RAVENHALL

(CORNER OF  
ROBINSONS ROAD)



**BRAND NEW 15 YEAR LEASE**



**6 MONTH SECURITY DEPOSIT**



**POSITIONED IN VICTORIA'S  
BOOMING WESTERN  
CORRIDOR**

**➤ AUCTION** FOR SALE VIA PUBLIC AUCTION TO BE HELD  
ON-SITE SATURDAY 3RD MARCH AT 12:30 PM

**CBRE** VICTORIAN HEALTH,  
AGED & CHILD CARE



New 15 + 10 year lease to Kool Kidz to 2042



COOL KIDZ



Highly regarded and successful early education provider



Passing rental income of \$225,000 pa\* with annual built in rental growth



Brand new 1,032sqm\* purpose-built facility licensed for 130 places plus 26 on-site car spaces



Substantial corner landholding of 3,044sqm\* with combined 109m\* frontages to Nexus Street and Robinsons Road

### Kool Kidz Network



**AUCTION THIS SATURDAY**



Environments for children to get the best start in life

**For Sale via Public Auction to be held on-site Saturday 3rd March at 12:30pm**

### The City of Melton



The broader western growth corridor of Melbourne is considered **one of the fastest growing areas in Australia** and is forecast to experience some of the **strongest property value increases**

The City of Melton's LGA has the **highest forecasted growth rate between 2016 and 2031** out of all Melbourne LGAs, with an astonishing **93% growth expected** in this time with an **average annual rate of 6.2%**

In close proximity to Stockland's 'Mt. Atkinson', a brand new community to be home to 5,000 families



**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.

**CBRE VICTORIAN HEALTH, AGED & CHILD CARE – VICTORIA'S MARKET LEADER IN THE SALE OF HEALTHCARE, AGED CARE AND CHILD CARE INVESTMENT PROPERTIES**