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NEPEAN HIGHWAY ELSTERNWICK



MORE THAN A PASSIVE INVESTMENT



JOIN MELBOURNE'S ELITE INVESTORS WITH THIS 20 YEAR LEASE PLUS RARE & SUBSTANTIAL LAND HOLDING



DEPRECIATION BENEFITS

Close to \$1,000,000* in the first 5 years



ELSTERNWICK MEDIAN HOUSE PRICE

\$2,165,000*



INVESTMENT RETURN + CAPITAL GROWTH

82%* growth in median house price over the last 5 years

artist impression - outline indicative only

36M**

NEPEAN HIGHWAY
(SERVICING 66,000* VEHICLES PER DAY)

VICTORIAN HEALTH, AGED AND CHILD CARE

PRIVATE SALE

CBRE

The 'Niño story'

Private family owned & operated business with 20+ years of experience

Growing Melbourne network of 18 operating & forthcoming state of the art centres

Highly qualified educators delivering an array of holistic learning & care programs, mindful curriculum & curated menus by nutritional ambassador Olympic gold medalist Lauren Burns

Group Senior Manager Melinda Ackerman, veteran of the industry with 25+ years' experience & a background with ASX listed providers



ARTIST IMPRESSION



Substantial land holding of 2,186sqm* favourably Zoned Residential Growth (RGZ1)



Passing income of \$675,000pa* with fixed 3% annual increases plus 6 month Bank Guarantee



Premium building area of 1,024sqm* plus roof top play area of 283sqm* (construction soon to commence) with approved permit for 128 places



Strategically located to nearby Primary Schools including: 800+ children at Elwood Primary (1.1km*), 600+ children at Elsternwick Primary School (650m*) and 300+ children at St Joseph's Primary School (650m*)



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

JOSH TWELFTREE

+61 452 524 985
josh.twelftree@cbre.com.au

BIANCA BUTTERWORTH

+61 410 558 126
bianca.butterworth@cbre.com.au

SANDRO PELUSO

+61 418 389 757
sandro.peluso@cbre.com.au

JIMMY TAT 毕家辉

+61 439 399 118
jimmy.tat@cbre.com.au

*Approximately. **<http://www.realestate.com.au>. 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.