

FREESTANDING MEDICAL INVESTMENT NEIGHBOURING CAROLINE SPRINGS SQUARE AND

**EOI CLOSING
NEXT WEEK**

224-226



228-232

Caroline Springs Boulevard

(CORNER OF THE PLACE)
CAROLINE SPRINGS



The Place

Caroline Springs Boulevard



Significant corner landholding of 3,135sqm*



Attractive depreciation benefits



Striking 1,454sqm* value add investment

Outline Indicative Only

VICTORIAN
HEALTH, AGED
AND CHILD CARE

**FOR SALE VIA EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 15TH AUGUST 2018 AT 2.30PM**

CBRE



outline indicative only



CAPITAL INTENSIVE RADIOLOGY FIT OUT



CS



DIVERSE RANGE OF HIGH CALIBRE MEDICAL TENANTS




HIGHLY SPECIALISED DENTAL FIT OUT

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 during these years, with an average annual rate of 6.2%




 Premium medical investment with six (6) tenancies to well established medical tenants including Radiologist, Dentist and General Practitioners

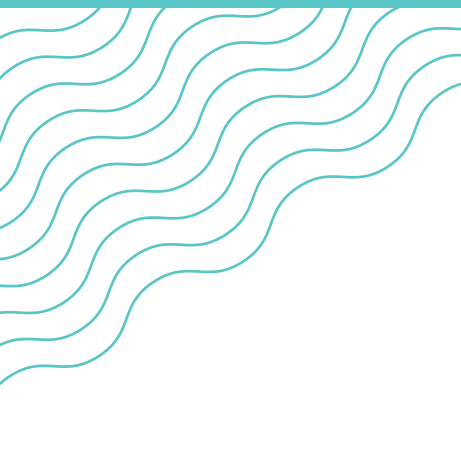
 Combined rental income of \$665,189pa* plus 42 on-site car parks

 Substantial corner landholding of 3,135sqm* and zoned as Comprehensive Development Zone with height precedent in the area of 6+ levels (STCA)

 Walking distance to brand new Caroline Springs railway station providing direct access to the Melbourne CBD

 Located within Victoria's booming Western growth corridor, one of Australia's fastest growing communities

 Direct pedestrian access to CS Square and Central Shopping Centre



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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. ^ Source: Forecast.id.com.au

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