

BRAND NEW 15 + 10 + 10 YEAR LEASE TO GLOBAL OPERATOR



235-239

MURRAY ROAD PRESTON

CBD 8KM*

SACRED HEART PRIMARY SCHOOL 750M*

PRESTON TRAIN STATION 400M*



nab



PRESTON MARKET 250M*

Commonwealth Bank of Australia



PRESTON WEST PRIMARY 800M*

Bendigo Bank

HIGH STREET

MURRAY ROAD



Strong depreciation benefits circa \$1,500,000 in the first 5 years



\$527,280pa* plus GST & outgoings with fixed annual increases



1,645sqm* landholding within a General Residential & Priority Development Zone

Outline Indicative

VICTORIAN HEALTH, AGED AND CHILD CARE

FOR SALE

CBRE



Confident operator offering
6 Month Bank Guarantee



Brand new purpose build child care
centre providing care for **130 children**



Strong underlying land value, Preston's
median house price has **grown by 41%** in
the **past 5 years** with **strong growth forecast**



Desirable location with **population**
growth of 84% forecast by **2041***



Within close proximity to numerous primary
schools including, Sacred Heart Primary
School (750m*), Preston West Primary School
(800m*), Preston Primary School (1km*) and
Preston South Primary School (1km*)



Immaculately restored circa 1930's house with adjoining state of the art child care centre

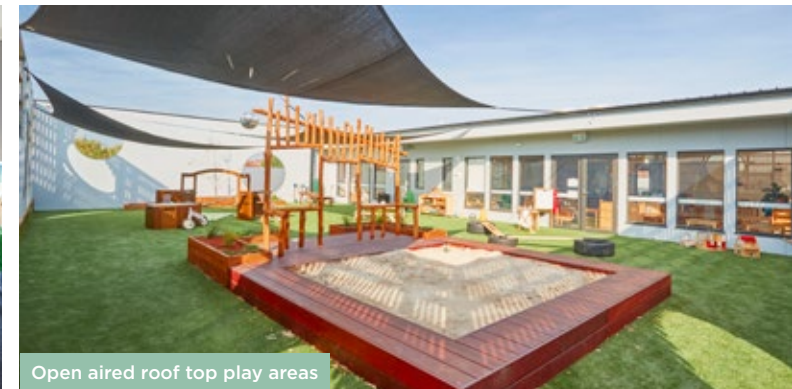
FOR SALE



Outline Indicative



1,410sqm* of building area



Open aired roof top play areas

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.

VICTORIAN
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