

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

EXPRESSIONS OF INTEREST  
CLOSING NEXT WEEK

235-239

# MURRAY ROAD PRESTON

CBD 8KM\*

PRESTON TRAIN  
STATION 400M\*

SACRED HEART PRIMARY SCHOOL 750M\*

PRESTON MARKET 250M\*



PRESTON WEST PRIMARY 800M\*



Commonwealth Bank  
of Australia



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 VIA EXPRESSIONS OF INTEREST  
CLOSING WEDNESDAY 19TH SEPTEMBER 2018 AT 2.30PM

CBRE



**Confident operator** offering  
**6 Month Bank Guarantee**



**Brand new** purpose built 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

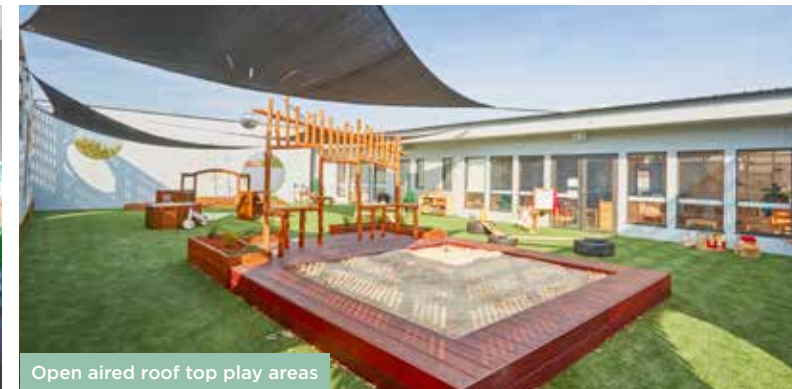
**FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 19TH SEPTEMBER 2018 AT 2.30PM**



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  
HEALTH, AGED  
AND CHILD CARE

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