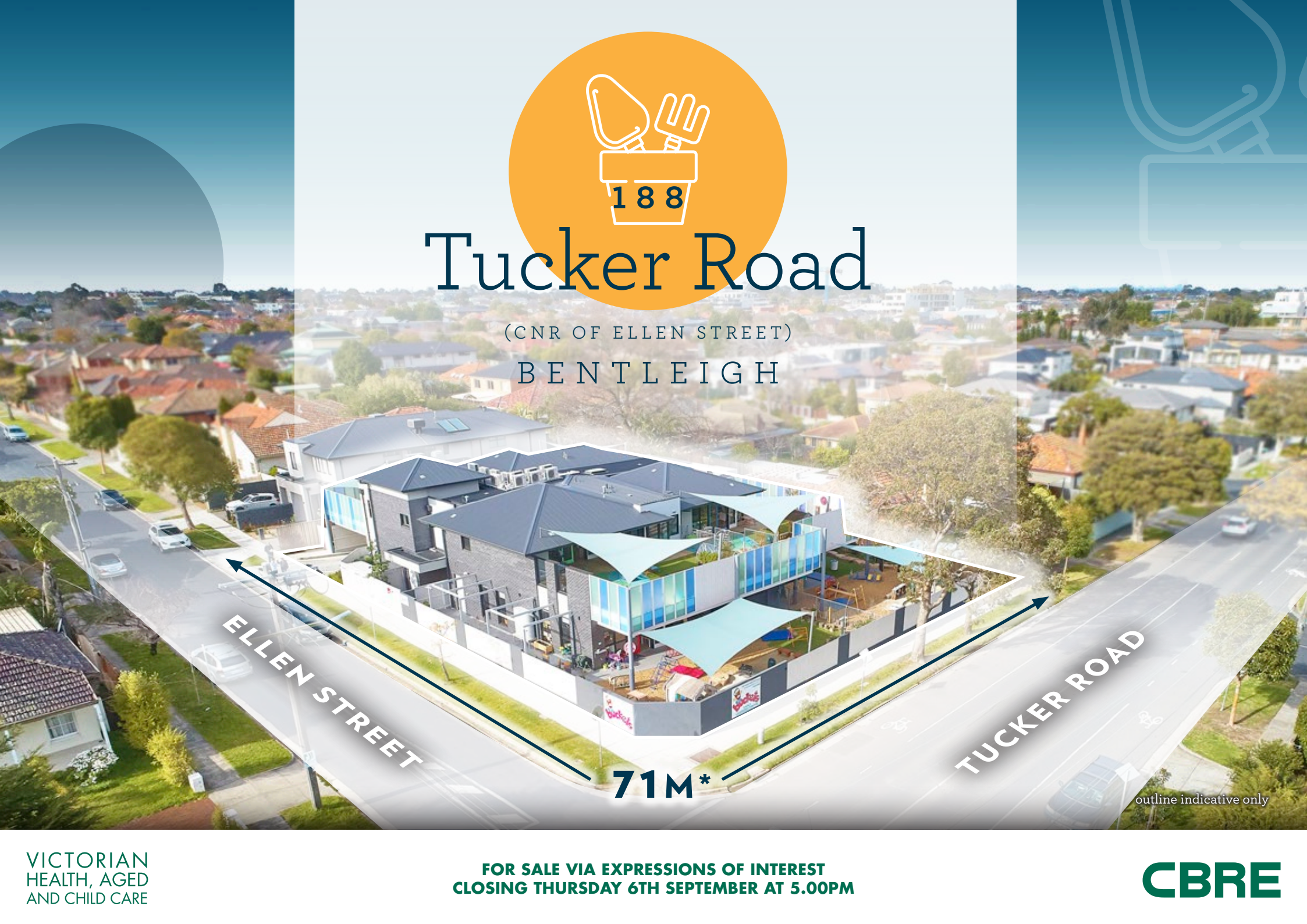




Tucker Road

(CNR OF ELLEN STREET)

BENTLEIGH



outline indicative only

VICTORIAN
HEALTH, AGED
AND CHILD CARE

FOR SALE VIA EXPRESSIONS OF INTEREST
CLOSING THURSDAY 6TH SEPTEMBER AT 5.00PM

CBRE

BRAND NEW 20 YEAR LEASE



Tucker Road

(CNR OF ELLEN STREET)
BENTLEIGH



Brighton Beach 7.3km*

Melbourne CBD <1.4km*

Kilvington Grammar School 2.8km*

McKinnon Primary School 960m*

Bentleigh West Primary School 3km*

McKinnon Secondary College 570m*

Saint Paul's Primary School 1.1km*

Walkstone Primary School 500m*

Tucker Road Primary School 1.7km*

Moorabbin Hospital 1.4km*

St Peter's Primary School 2.1km*

outline indicative only



Basement parking for 28 cars



Premium outdoor play area



Capital intensive design elements



Leased to Buckets Early Learning Centre, with **three premium** Victorian locations and rated as "Exceeding" in the national quality standard in child care services



Substantial passing income of **\$648,000pa* + GST** on a new **20 + 10 + 10** year lease



Significant depreciation benefits circa **\$1,000,000** in the first 5 years



Permit for **144 long day care places** underpinned by a well exposed corner landholding of **1,310sqm***



Newly constructed building of **1,165sqm*** with **870sqm*** basement car parking for **28** cars



Within **close proximity** to five prominent Primary Schools, a **top 10 Victorian State School** and Our Lady of the Sacred Heart College



Located in the **heart** of one of Melbourne's **largest**, inner metropolitan, **affluent** family growth corridors

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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.

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