

BRAND NEW CORNER INVESTMENT IN BOOMING GROWTH LOCATION

1 LADBROKE STREET, STRATHTULLOH (MELTON SOUTH)

MELTON

 FUTURE SCHOOL

 FUTURE RESIDENTIAL

 FUTURE NEIGHBOURHOOD SHOPPING CENTRE

 FUTURE SPORTS OVAL

ATHERSTONE BOULEVARD

LADBROKE STREET

BRIDGE ROAD

OUTLINES INDICATIVE ONLY

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 26 JUNE AT 2PM



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LARGE OUTDOOR PLAY AREA



LIGHT FILLED PLAY ROOMS



The only child care centre in the acclaimed 4,200 home 'Atherstone Estate'

lendlease

- Brand new child care centre in the heart of the Lendlease 'Atherstone Estate'
- First class 134 place centre with prime corner exposure
- Leased to established and reputable tenant Aspire Early Education
- Brand new long-term 15+5+5 year lease with fixed 3% rental growth
- Current net rental of \$348,400pa* + Outgoings and GST
- Excellent lease security with 6-month rent security deposit
- Significant depreciation benefits

- Large corner landholding of 2,804sq m* with three street frontages
- Just 300m* to future major town centre and Toolern Train Station (opening 2019)
- Perfectly positioned in one of Australia's fastest growing regions
- Forecast City of Melton population growth of approximately 320,000 new residents by 2051[^]
- Your opportunity to secure the only child care centre in this first-class estate which is to be surrounded by 4,200 homes and 12,000 new residents[^]

FOR SALE

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*Approx [^]Source: forecastid.com.au / lendlease.com.au

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