



Noble Park



## Exceptional Leasehold and Freehold of a Thriving Childcare Centre\*60+Places\*South-Eastern Suburb

Nestled within the tranquil embrace of a thriving southeastern suburb, this remarkable childcare centre presents a rare chance to secure both the leasehold and freehold of a highly sought-after property. Boasting an impressive **60+ places capacity**, this establishment enjoys a stellar reputation, robust demand, and **consistent high occupancy rates**.

Situated adjacent to a picturesque park and offering ample on-site parking, this centre is ideally positioned within a serene, family-oriented community.

The dedicated vendor has lovingly nurtured this business for over two decades and is now seeking to pass on the reins to new custodians. Recent renovations have revitalized the facility, ensuring it maintains its pristine appearance.

The centre's stellar reputation, complemented by a loyal and experienced staff, has fostered both profitability and steady growth. With an **average occupancy rate of approximately 75%**, this establishment thrives as a cornerstone of its community.

Spanning an **expansive 2000 square meters land**, the property also delivers an impressive annual rental income exceeding \$180,000.

If you are an experienced childcare operator seeking a lucrative business venture with the added benefit of securing the freehold, don't miss this exceptional opportunity. Contact Gaby today for comprehensive details

Price	\$4.5Million+
Property Type	Business
Property ID	270

### Agent Details

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and to embark on your journey towards ownership.

\*\*\*Childcare provider approval is required.

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