



**1 Wilfred Court, Thornlie WA 6108**

## **Childproof Business Opportunity - Childcare Centre For Sale or Lease**

Modern purpose built brick and tile childcare centre in a high exposure location adjacent to Spencer Road. Centre facilities are well set out offering three separate play rooms, cots room, staff amenities, administrative areas, kitchen, laundry, ablutions, and split system reverse cycle airconditioning. Outdoor play areas are good quality featuring sand pits, extensive artificial turf areas, and shade sails. On-site parking is provided for twenty two vehicles.

**Location:** The site is situated within a consolidation residential catchment approximately 15km south east of the Perth CBD, and it benefits from proximity to both road and rail public transport. Neighbourhood shopping centres nearby include Langford Village, Spencer Village, Thornlie Square, Yale Primary, Thornlie Primary and Brookman Primary are in close proximity.

Previously Licenced Day Care Places: 62 (approx.)

Total Building Area: 414 sqm (approx.)

Site Area: 2,356 sqm (approx.)

EXPRESSIONS OF INTEREST closing 1pm Wednesday 25 March.

Retail  
FOR SALE

2356sqm



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