



11 Poad Street, Seville Grove WA 6112

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

Modern purpose built brick and tile childcare centre adjacent to the busy Seville Drive. Centre facilities are well set out offering three separate play rooms, cot room, staff amenities, administrative areas, kitchen, laundry, ablutions and reverse cycle air conditioning. Outdoor play areas are good quality featuring sand pits, extensive artificial turf areas and shade sails. On site parking is provided for eighteen vehicles.

Location: The site is situated within an expanding residential catchment approximately 24 km south east of the Perth CBD. Local shopping centres nearby include Champion Drive, West Armadale and the Armadale Central Business District is approximately 3kms to the east. Conveniently located schools servicing the locality include Willandra Primary and Cecil Andrew Senior High School.

Previously Licenced Day Care Places: 60 (approx.)

Total Building Area: Total: 448 sqm (approx.)

Site Area: 1,957 sqm (approx.)

EXPRESSIONS OF INTEREST closing 1pm Wednesday 25 March.

Visit [www.childproofopps.com.au](http://www.childproofopps.com.au) for further information.

Showrooms/bulky Goods

FOR SALE

1957sqm



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