



**140 Lesmurdie Road, Lesmurdie WA 6076**

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

The property is improved with an older styled timber framed residence and out-buildings which had been converted for use as a childcare centre most recently operating as the Lesmurdie Early Learning Centre. The site was scheduled for redevelopment into a modern childcare facility and this corner site offers an ideal redevelopment opportunity.

Development  
FOR SALE

2252sqm

**Location:** The property is located within the eastern hills locality of Lesmurdie, situated approximately 19 km east of the Perth Central Business District. Surrounding development consists predominantly of consolidated residential accommodation, and nearby amenities include Kalamunda Glades Shopping Centre, Falls Road Primary School and St Brigit's College.

**Previously Licensed Day Care Places:** 42 (approx.) Recently Proposed 72 (approx.) (After Redevelopment)

**Building Area:** 189 sqm (approx.)

**Site Area:** 2,252 sqm (approx.)

**Zoning:** Residential

**EXPRESSIONS OF INTEREST** closing 1pm Wednesday 25 March.

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



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