



2 Bernard Hamilton Way, Rowville VIC 3178

## Secure Childcare Investment

Savills is delighted to offer for sale Kool Kidz on Taylors Kindergarten and Childcare Centre, representing a secure, long-term investment opportunity located at 2 Bernard Hamilton Street, Rowville.

The key attributes of the property include:

- A modern, purpose-built centre occupying a prominent corner location on 1,447sqm\* of land
- 10 year lease expiring Sep-2022 with one further 10 year option
- Current Net Rental of \$118,110 per annum\* with fixed 4% annual increases
- Extremely successful centre with 100% occupancy and extensive waiting list
- Overall rating of ?Ex

Retail  
FOR SALE

250sqm



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