



**164-168 Warrigal Road, Camberwell VIC 3124**

**Blue Chip Child Care Investment**

The Savills CBD & Metropolitan Sales team is delighted to offer for sale by Expressions of Interest this exceptional child care investment offering a secure, long-term investment opportunity in Camberwell.

The key attributes of the property include:

- A modern, purpose built centre licensed for 98 places (6 weeks ? 5 years)
- Substantial land holding of 2,065sq m\* occupying a prominent corner location with three street frontages
- Quality improvements comprising building area of 547sq m\* with 24 on-site car spaces
- Long 10 x 10 x 5 year lease commencing Feb 2015 to Affinity Educational Group ? a national operator with 150 +

Retail  
FOR SALE

547sqm



**Julian Heatherich**

0412 995 655

jheatherich@savills.com.au