

PERMIT APPROVED

# CHILD CARE

## DEVELOPMENT WITH LEASE

902-904 STATION STREET, BOX HILL NORTH

*FOR IMMEDIATE  
PRIVATE  
SALE*



 BOX HILL TRAIN STATION

 BOX HILL CENTRAL

 BOX HILL GARDENS

 BOX HILL HOSPITAL

902-904  
**STATION STREET**  
BOX HILL NORTH

 PARKLANDS

\*Outlines Indicative Only



# PERMITTED CHILD CARE PROJECT

PRELEASED TO EXPERIENCED OPERATOR

902-904 STATION STREET, BOX HILL NORTH



Combined landholding of 1,449sq m\*



Permit approved child care centre for 122 places



15 year lease plus further 10 + 5 + 5 year options



Leased to premium national operator



Commencing net rental of \$500,200 per annum\*  
(based on 122 licensed places)



17 primary and secondary schools are located  
within 3km



Short distance from the Box Hill Activity Centre

\*Approx

## FOR IMMEDIATE PRIVATE SALE

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**SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE CHILD CARE SITES**

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\*Artist's Impression



\*Outlines Indicative Only