

Raine&Horne.[®]
Commercial

Raine&Horne.[®]
Commercial
Raine&Horne.[®]
Commercial

THIRLMERE
54-56 Marion Street

529 sqm

Blue Ribbon Childcare Investment

Sold

Raine & Horne Commercial Parramatta are pleased to present For Sale, 54-56 Marion Street, Thirlmere. This exciting Childcare investment opportunity encompasses a premium quality build coupled with experienced local operators located in one of Sydney's fastest growing urban precincts in the Wollondilly Shire.

The suburb of Thirlmere is strategically positioned nearby the M5/M31 Motorway connecting Sydney city and Canberra. It is also an area where the proposed M9 Motorway (under review) is being studied allowing direct access from the M5 Motorway across through to Western Sydney Airport and to M1 Motorway to the north. The property is conveniently located close to Thirlmere Public School (800m*), Thirlmere Railway Station (600m*), Thirlmere Town Centre (600m*), Tahmoor (3.9km*) and Picton (6.5km*).

Key Investment & Property Highlights:

- Passing Income: \$291,655 plus GST
- Licensed for 78 Children

Property ID	L29397272
Property Type	Medical/Consulting
Building / Floor Area	529
Land Area	1750.3 sqm

AGENT

Duarte Figueira

📞 0417 277 177

✉️ dfigueira@rhc.com.au

- Site Area: 1,750.3sqm*
- Lettable Area: 529sqm*
- 10 Year Lease Term + 5 Years + 5 Years
- Newly Completed Building – July 2023
- Offering Significant Depreciation Allowances**
- 100% Occupied Childcare
- Land Tax Exemption
- Surrounded By Newly Built Housing Estates & New Land Subdivisions
- Wollondilly Shire is forecast to increase in population by 68% by 2041^
- PLEASE NOTE BUSINESS NOT FOR SALE

Price Guide of \$5,300,000 or 5.5% Net Yield (approx.)

Inspections By Appointment Only

- approximately.
 - Parties are to verify any of the prior to exchange of contract.

^ Source: id.communities population forecast data