

Sold



Noble Park



## Exceptional Leasehold and Freehold of a Thriving Childcare Centre\*60+Places\*South-Eastern Suburb

Nestled within the tranquil embrace of a thriving southeastern suburb, this remarkable childcare centre presents a rare chance to secure both the leasehold and freehold of a highly sought-after property. Boasting an impressive **60+ places capacity**, this establishment enjoys a stellar reputation, robust demand, and **consistent high occupancy rates**.

Situated adjacent to a picturesque park and offering ample on-site parking, this centre is ideally positioned within a serene, family-oriented community.

The dedicated vendor has lovingly nurtured this business for over two decades and is now seeking to pass on the reins to new custodians. Recent renovations have revitalized the facility, ensuring it maintains its pristine appearance.

The centre's stellar reputation, complemented by a loyal and experienced staff, has fostered both profitability and steady growth. With an **average occupancy rate of approximately 75%**, this establishment thrives as a cornerstone of its community. **PEBITA of the business is over \$450k per annual.**

If you are an experienced childcare operator seeking a lucrative business venture with the added benefit of securing the freehold, don't miss this exceptional opportunity. **Contact Gabrielle Zhang today at +61433 297 367 or email [gaby@mercba.com.au](mailto:gaby@mercba.com.au)** for comprehensive details and to

Price	SOLD
Property Type	Business
Property ID	279

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**M** **MERC**  
DEDICATED TO RESULT

embark on your journey towards ownership.

\*\*\*Childcare provider approval is required.

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