

Just Listed



## Warragul



## Premium Childcare Centre FOR LEASE in Thriving Warragul Location – Excellent Facilities & Growth Opportunity!

### Business Highlights:

- **Prime Warragul Location & Purpose-Built Facility** – Situated in a family-friendly area with excellent accessibility, ensuring strong enrollment potential and community integration.
- **Impressive Capacity & Modern Design** – Accommodates 104 children across 6 dedicated rooms, with spacious indoor and outdoor areas designed for optimal early learning experiences.
- **Exceptional Outdoor Space & Parking** – Features a generous 728.1 M<sup>2</sup> play area and 23 dedicated parking spaces, providing convenience for parents and staff.

**About the Property:** This purpose-designed childcare centre in Warragul is available FOR LEASE upon completion. Perfect for operators seeking a premium facility in a growing regional hub. The property offers exceptional space and modern amenities to support a thriving childcare business.

### Key Features:

- Strategic Warragul location with strong demographics and community growth
- Impressive building specifications:
  - Total site area: 2,190 M<sup>2</sup>
  - Ground floor: 718 M<sup>2</sup>

Price	EOI
Property Type	Business
Property ID	378

### Agent Details

Camil Talj - 0423661274  
 Gabrielle Zhang - 0433297367

### Office Details

Mercury Childcare Sales and Valuation  
 +61433297367



- **First floor: 146 M<sup>2</sup>**
- **Outdoor play area: 728.1 M<sup>2</sup>**
- **Ample parking with 23 spaces (557.2 M<sup>2</sup> car park area)**
- **6 purpose-designed children's rooms** to accommodate various age groups

### Why Invest in This Opportunity?

- **High-Growth Sector** – Childcare remains one of the most stable and in-demand services, particularly in growing regional centres like Warragul.
- **Brand New Facility** – Ready for fit-out, offering the latest designs and specifications with no legacy issues.
- **Excellent Capacity** – Licensed for 104 children, providing strong revenue potential.
- **Superior Design** – Two-level building with generous room sizes and exceptional outdoor play spaces.
- **Prime Location** – Warragul continues to grow as a desirable lifestyle destination for families seeking quality childcare options.

### Interested? Let's Talk!

**Email:** [gaby@mercba.com.au](mailto:gaby@mercba.com.au)

**Phone:** 0433 297 367

**Website:** [www.mercba.com.au](http://www.mercba.com.au)

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