



Lease Childcare Centre in High Growth Region

Retail • Other

1 Kunapalari Street, Throsby, ACT 2914

Floor Area: 730 m²

Land Area: 2450.00 m² (approx)

Leased

Leased: Wed 09-Sep-20

Property Description

- **Service High Growth Region**
- **Easy Access to CBD and Town Centre**
- **High Socio-Economic Region**

Burgess Rawson are pleased to exclusively offer for Lease by Expressions of Interest the brand new childcare centre to be built in Throsby ACT, in one of the highest growth regions in Canberra.

This brand new centre will service a growing region and supply an additional 90 places to the market.

Prominent location in the brand new suburb of Throsby in Canberra's northern "satellite" region, Gungahlin.

Proximity to Canberra CBD (11 km) and Gungahlin Town Centre and light rail terminal (2.5 km).

Gungahlin: northern region of Canberra, with a population of 71,142 and growth rate of approx. 9.2% per annum.

Gungahlin was the second fastest growing region in Australia between 2011 and 2016.

Throsby: enviable lifestyle benefits including natural playgrounds and nature walks, easy access to Horse Park Drive and CBD, 8 primary, secondary and tertiary schools within 4 km radius.

Land sales in Throsby averaged \$108,000 over reserve price per block.

Needs analysis: ratio of 3.6 children per place in the greater Gungahlin region.

Gungahlin socio-economic score is higher compared to the ACT and national



Guy Randell

0430272999

Kate Mason

0419 843 300

Burgess Rawson Canberra - KINGSTON

152/41 Eastlake Parade, Kingston ACT 2604