



158-160 Somerville Drive, Hampton Park

RARE 1,462m2 CORNER ALLOTMENT CHILDCARE CENTRE OR EXCITING DEVELOPMENT OPPORTUNITY (STCA)!

Opportunities of this size, location and versatility are becoming increasingly difficult to find! Perfectly positioned on a substantial corner allotment of approximately 1,462m2, directly opposite the popular Hampton Park Shopping Centre, this exceptional property presents a rare opportunity for childcare operators, astute investors, developers and those looking to secure a significant landholding in a highly sought-after location.

Currently operating as a fully functional childcare centre, the property offers an established childcare facility with spacious indoor areas, multiple outdoor play zones and excellent accessibility. Alternatively, the substantial corner allotment presents exciting future redevelopment possibilities, including the potential to construct up to six residential units (Subject to Council Approval STCA).

4 2 11

FOR SALE
Contact Agent

VIEW
By Appointment

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AGENCY
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Whether you are looking to establish or expand your childcare business, invest in a strategically located commercial property or explore the development potential of this outstanding site, this is an opportunity you simply cannot afford to overlook!

The existing building has been designed to accommodate the needs of a childcare facility, offering a practical and spacious layout with excellent indoor and outdoor areas.

Upon entering, you will discover three generously sized playrooms, providing ample space for children of different age groups to learn, play and develop in a comfortable environment. The property also features a dedicated office, ideal for administration and management, together with a functional kitchen, staff room, toilet facilities and laundry.

Step outside and you will be equally impressed by the three separate outdoor play areas, allowing different age groups to enjoy their own dedicated recreational spaces. These outdoor areas provide an excellent environment for children's activities, outdoor learning and play.

For childcare operators looking to establish a new centre or expand their existing operations, the property offers the advantage of an existing operational childcare facility, potentially saving considerable time and expense compared with developing a centre from scratch, subject to all necessary licences, approvals and operational requirements.

If you are a developer looking for your next exciting project, this property deserves your immediate attention! Set on an impressive approximately 1,462m² corner allotment, the property offers excellent possibilities for future redevelopment, with the potential to construct up to six residential units (STCA).

The corner positioning provides valuable design flexibility and potential access options, making this a particularly attractive proposition for developers looking to maximise the use of the land.

Imagine the possibilities of creating a boutique residential development in such a convenient and established location, directly opposite a major shopping centre and within easy reach of schools, public transport, parks and everyday amenities.

With substantial land, a prominent corner position and an outstanding location, this property provides an exciting opportunity to explore its future potential. All development opportunities are subject to the relevant planning, zoning and council approvals.

Situated directly opposite Hampton Park Shopping Centre, the property enjoys excellent exposure and accessibility, making it particularly appealing for both childcare operations and potential future residential development.

Families, staff and visitors will appreciate the convenience of having shopping facilities, public transport, schools, parks and recreational amenities all within easy reach. The established Hampton Park location also provides convenient access to surrounding suburbs and major road networks, including the Monash Freeway.

ONE PROPERTY, MULTIPLE OPPORTUNITIES, ENDLESS POTENTIAL!

DON'T MISS THIS RARE OPPORTUNITY, ENQUIRE TODAY AND SECURE YOUR FUTURE AT 158/160 SOMERVILLE ROAD, HAMPTON PARK!

Disclaimer: All measurements and land areas are approximate. Any proposed development, including the potential construction of six residential units, is subject to council approval and all relevant planning requirements. Prospective purchasers should undertake their own due diligence regarding zoning, permitted uses, childcare licensing, existing approvals, occupancy and development potential. No representation is made that any proposed development or childcare operation will be approved.

MORE DETAILS

Property ID	47ZCSFHE
Property Type	House
House Size	270 m2
Land Area	1462 m2
Including	Toilets (2)
	Close to Schools
	Close to Shops
	Close to Transport

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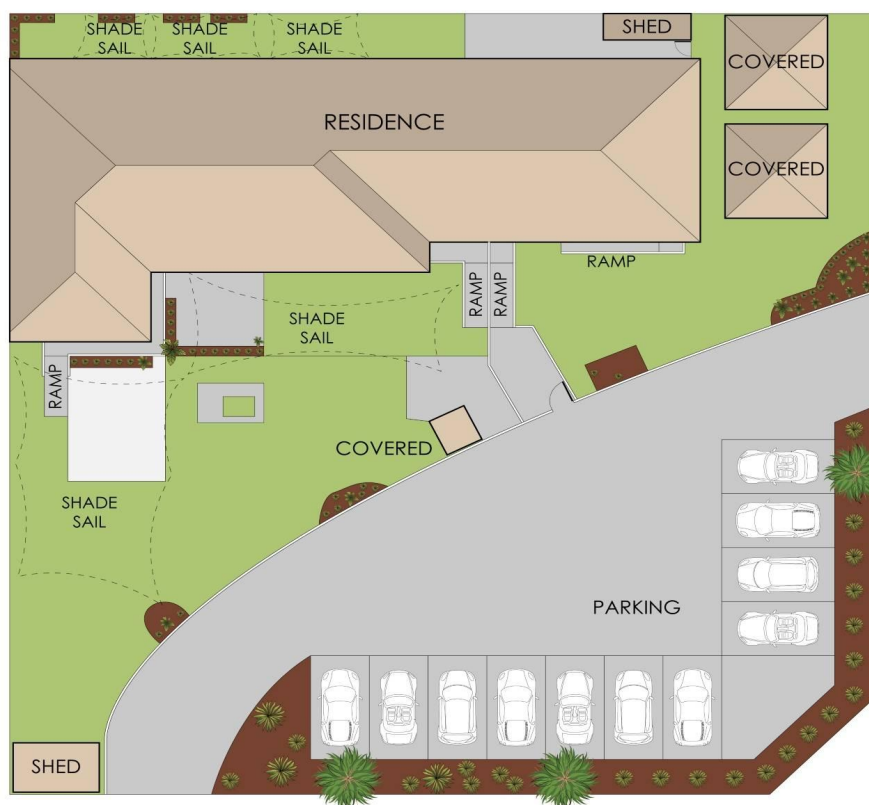
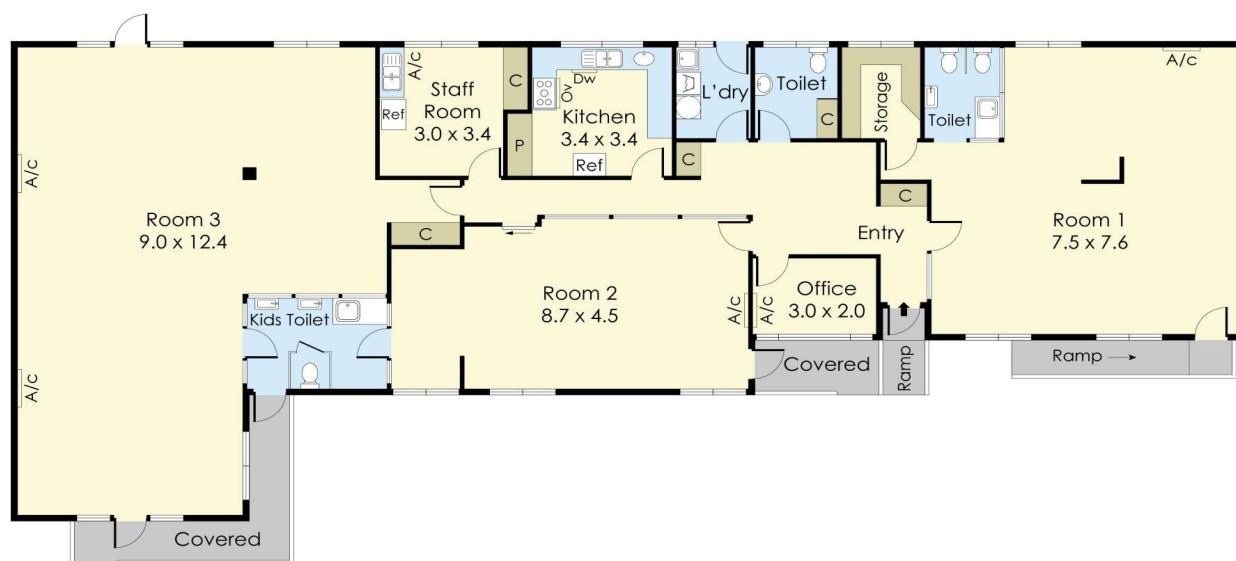
Director - Officer In Effective Control | john.deo@ljhcasey.com.au

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Residence: 270m²
 Covered: 13m²
 Total Area: 283m²

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This floorplan is for illustration purposes only and no warranty is given to its accuracy.
 Purchasers are advised to carry out their own investigations.