

# 41 Kauri Parade, Seacliff, SA, 5049

## House For Sale

Tuesday, 31 December 2024

41 Kauri Parade, Seacliff, SA, 5049

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1036 m2**

**Type: House**



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## Freehold Property & Business Situated In A Prized-High Profile Coastal Adelaide Location

If you are searching for a business/investment in a niche market that will allow you to be your own boss and make an excellent income, live in a wonderful, picturesque setting of popular Seacliff- this business with superb improvements

- Freehold Property, Centrally located in Seacliff on a substantial corner lot of 1036 sqm
- 0% Stamp Duty payable 'Yes'
- Permitted operational capacity per day: 40 places (80 registered)
- Carpark with 5 parks and large shed
- Main foyer for drop off
- Two large and spacious classrooms + extra room used as a multipurpose room. Over 340sqm under roof space plus shed storage
- Large storeroom next to staff room, fully functioning kitchen, staff room and two additional smaller storage rooms
- Natural & welcoming with beautiful trees, providing ample shade and fun to climb
- Veggie patch, compost bin and chicken coop
- Bike track, sand pit, cubby house with slippery dip, mud kitchen are just some of the fun activities for the children.

### Business - Montessori Childcare Centre

- Operational as a business for thirty years, Current management of the centre for twenty years
- No other Montessori Early Learning Centre within the surrounding area.
- Currently licensed for 40 students per day, & at full capacity for 2025.
- Staffing including: Three Early Childhood Teachers, eleven educators on a permanent/part-time basis, also utilising the services of a relief agency, a part-time administrator, part-time bookkeeper and a daily cleaner.

Please refer to Agent for full details regarding Business price, revenues, cash flow, net profit etc.

Overall an outstanding assets & a great business suitable for owner operator or an astute investor with superb potential & future growth.

The business is offered for sale with freehold property.

For private inspection or detailed Information Memorandum please contact:

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We make it possible | Seacliff

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