



Lot 1820 Sharpe Road, TWO WELLS, SA 5501

Prime Investment Opportunity – Brand New Childcare Centre in Booming Two Wells

This is a rare opportunity to secure a brand-new, purpose-built childcare centre in a rapidly expanding community, backed by a reputable operator and a long-term lease structure.

Two Wells is SA's fastest growing region located in South Australia, approximately 43 kilometres north of the Adelaide CBD. Conveniently situated just off Port Wakefield Road, Two Wells enjoys excellent connectivity to surrounding areas, including Gawler, Virginia, and Riverlea Park.

Set on the prominent corner of Benjamin Franklin Boulevard and Sharpe Road in the new Liberty Estate development, the True Blue Kids Childcare Centre will be within walking distance of Xavier College (Two Wells) and less than 3km from the newly developed Town Centre and Drakes Supermarket.

Construction is scheduled to commence in October 2025, with practical completion anticipated by March 2026.

Key features

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 80P4648

SALE DETAILS

**Expressions of Interest
- Closing 4th Sept 2025**

CONTACT DETAILS

Elders Real Estate Gawler
37 Murray Street
GAWLER, SA
08 8522 1988
RLA: 64256

Jackson Dare
0423 771 611

- Brand new state-of-the-art childcare facility offering excellent depreciation benefits
- Net rental income: \$486,000 per annum plus GST
- 3% fixed annual rent increases
- Secure 15-year lease to 2041
- Two additional 15-Year options to renew the lease to 2071
- Tenant pays all statutory outgoings
- Large corner site of 3325sqm* with a total GLA of 890sqm*
- Parking for 32 cars on site
- 0% stamp-duty
- SA's fastest growing region: potential for an additional 10,800 homes, accommodating for a population of 27,500 residents
- Future-proof investment: From 5 January 2026, the Early Childhood Education and Care (Three Day Guarantee) Bill 2025 guarantees access to at least 3 days of childcare per week for every household with an income below \$530,000 per year.

For sale via Expressions of Interest closing Thursday 4th September 2025 at 12pm.

For further details please contact Jackson Dare 0423 771 611.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

*approximately

- Land Area 3,325.00 square metres
- Commercial Type:
- Building Area: 890.00 square metres



