

41 Viewcrest Way

Sorrento, WA



Prime Investment Opportunity – Long-Term Lease, Secure Tenant & Attractive 6.25% Net Yield

This is an exceptional opportunity to acquire a premium childcare investment with a long-term lease in a high-growth location. Situated on a substantial 1,383 sqm landholding, this property is poised to benefit from strong tenant demand and future capital growth potential.

Anchored by Ascolta Early Learning, a well-established childcare provider accommodating 88 children, the tenant has demonstrated a strong commitment to this location with a 20-year lease, commencing on 1 February 2025 and expiring on 1 February 2045. The lease structure provides secure rental income with annual rent reviews at 3% and market reviews every 10 years, featuring a collar increase capped at 10%.

The current net income of \$365,200 per annum plus GST (\$4,150 per child) ensures a stable and attractive return. The tenant covenant is further strengthened by a security guarantee equivalent to 6 months' rent, amounting to \$182,600.

This investment also benefits from a 3-month net rent-free period, with settlement to occur upon the expiration of this period, and fully recoverable outgoings, making it a low-risk, high-yield asset.

The estimated opening date for Ascolta Early Learning at this location is 1st April 2025, ensuring a clear timeline for operational commencement.

High-quality childcare investments with long leases, strong rental escalations, and secure tenants are rare. With the childcare sector demonstrating resilience and continued demand, this asset offers longterm stability and excellent future upside.

Key Information

Investment Type	Childcare
Purchase Price	\$5,843,200
Net Yield	6.25%

Key Highlights

Selling Price: \$ 5,843,200

Current Net Rent: \$365,200 pa + GST - \$4,150 per child

Exclusive Car Bays (Ratio): 25 car bays (street park not yet included)

Current Net Yield: 6.25%

Land Size: 1,383 sqm

Rate per sqm: \$ 4,225.02/sqm

Net Rent per sqm: \$ 264.06/sqm

Rent Free: 3 months net rent – Settlement to take place for the expiration of the Rent free period.

Age of Asset: Newly Built (2025)

Any Incentives in the Lease: None

Are Seller & Tenant Related: No

Flood Zone: No flood or heritage overlays detected

Bushfire Zone: No

Contamination: No

Key Features:

■ **Premium Childcare Investment** – A purpose-built early learning center operated by Ascolta Early Learning, a trusted provider offering quality childcare services.

■ **Strategic Location** – Situated in a high-growth area, ensuring strong demand and excellent visibility for long-term occupancy stability.

■ **Substantial Lettable Area** – 1,383 sqm facility designed to accommodate 88 children, providing ample space for operations and future potential.

■ **Long-Term Stability** – Secure 20-year lease starting 1st February 2025, with 2 x 10-year options, offering a solid investment for years to come.

■ **Rental Growth Mechanism** – 3% fixed annual increases, with market reviews every 10 years (capped at 10%), ensuring steady income growth.

■ **Strong Tenant Covenant** – Backed by a 6-month rental guarantee (\$182,600), reinforcing security for investors.

Background Information

How old is the asset?	Newly Built (2025)
Vendors reason for selling?	Business Sale
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	Not specified days
How long have they been in business overall?	Not specified days
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes



Location Information

Sorrento, an affluent coastal suburb 19 kilometers north of Perth, is nestled within the City of Joondalup, offering a premium lifestyle by the ocean. Known for its stunning beaches, highquality amenities, and family-friendly atmosphere, Sorrento attracts professionals, retirees, and investors seeking a blend of luxury and convenience.

With a population of approximately 7,795, Sorrento boasts a strong community spirit and a median household income of \$2,472 per week, reflecting its prosperity and desirability. The suburb is home to excellent schools, parklands, and the iconic Hillarys Boat Harbour, a major entertainment and dining hub.

Sorrento WA 6020 presents an exceptional opportunity to enjoy a coastal lifestyle with easy access to premium shopping centers, reputable schools, and seamless transport links to the Perth CBD via the Mitchell Freeway.

Location and Key Facts:

■ **Distance from Perth:** ~19 kilometers (12 miles) north of the CBD

■ **Region:** Located within the City of Joondalup

■ **Population:** ~7,795 residents

■ **Median Household Income:** \$2,472 per week

■ **Surroundings:** Coastal homes, pristine beaches, parks, and high-end retail precincts

Sorrento's combination of beachfront luxury, strong infrastructure, and vibrant community living makes it one of Perth's most sought-after suburbs for homeowners and investors alike.

Population and Demographics:

■ **Population:** Around 7,795 people (2021 census)

■ **Average Age:** 47

■ **Household Composition:** Primarily families and couples, with a mix of retirees and young professionals

■ **Main Ancestries:** English, Australian, Scottish, Irish, and Italian



Tenant Information

The property is leased to Ascolta Early Learning and Care, an established childcare provider committed to delivering quality early childhood education. Their professional approach is evident in the thoughtfully designed learning spaces visible throughout the facility.

The centre appears newly established, with modern, high-quality educational resources and equipment throughout. The operator has invested significantly in creating engaging learning environments, indicating their commitment to the location and business.

Childcare operators typically secure long-term leases due to the significant investment in fit-out and building their local client base, providing investors with security of income. The specialized nature of the building also encourages tenant retention, as relocation costs for childcare operators are substantial.



Tenant Information

Ascolta Early Learning and Care is a Perth-based early childhood education provider dedicated to fostering holistic child development. Inspired by the Reggio Emilia approach, Ascolta creates thoughtfully designed environments that encourage exploration, inquiry, and collaborative learning. The name "Ascolta," meaning "to listen" in Italian, reflects the center's commitment to understanding and nurturing each child's unique learning journey.

Aligned with Australia's Early Years Learning Framework (EYLF), Ascolta emphasizes play-based learning to help children "belong, be, and become." Passionate educators prioritize strong relationships with families, ensuring each child's intellectual and emotional development is personally guided. By actively listening and creating engaging, secure spaces, Ascolta empowers children to discover their abilities, develop their strengths, and reach their full potential.

Tenant	Ascolta Early Learning
Number of Children	88
Type of Lease	Commercial Lease
Net Rent	\$365,200 pa + GST - \$4,150 per child
Net Yield	6.25%
Lettable Area (m²)	1,383
Rent per \$/m²	\$ 264.06
Lease Start	01/Feb/2025
Lease Expiry	01/Feb/2045
Term	20 Years
Rent Review	3% annually with market every 10 years with a collar
Increase	cap of 10%
Optional Extension	2 x 10 Years
Guarantee's	\$182,600 – 6 Months
Rent Free	3 months net rent – Settlement to take place for the expiration of the Rent free period.

Financial Overview

This property represents a **secure investment opportunity** in the resilient childcare sector. The brand-new construction minimizes maintenance concerns, while the purpose-built design ensures optimal functionality for the childcare operator.

Childcare investments are typically characterized by **long lease terms** with built-in rental increases, providing investors with stable, growing income streams. The essential nature of childcare services, backed by government subsidies, contributes to the sector's stability even during economic fluctuations.

With increasing demand for quality childcare facilities across Australia and limited supply of purpose-built centres, this property is well-positioned to maintain strong tenant demand and potential for capital appreciation over time.

[Rental Yield Calculator](#)

Rental Comparison

29 Seacrest & 41 Viewcrest Way, Sorrento – 1,383 sqm - \$ 365,200/year

38-40 Embleton Avenue, Bayswater – 1,120 sqm - \$400,000/year

32 Sparks Road, Henderson – 1,012 sqm - \$420,000/year

Special Conditions

Settlement to take place for the expiration of the Rent free period

Offer to Purchase

Offer to Purchase	\$5,843,200
Initial Deposit	2045120
Due Diligence	Not specified
Finance Days	Not specified
Settlement	Not specified

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