

**Crystal Brook Child Care & Pre School Service**  
**50 Lindners Lane, Crystal Brook SA**  
**94 Place Child Care Centre – With Planning Consent in place.**



With 82% of regional South Australians unable to access formal child care, there has never been a better time to invest in this industry. This property opportunity for a 94-place child care centre on a 5989m2 allotment has been DA approved and ensures families get the easy access to the high quality child care they deserve, while also securing you a prosperous future.

Architecturally designed, the purpose-built 690m2 premises will cater for children from birth to school age and feature six activity rooms, a full commercial kitchen, reception, office/meeting rooms, a library and laundry. A focus on outdoor connectivity is also paramount, with 883m2 of professionally landscaped outdoor areas to include sand pits, play towers, swings, totems, teepees, sensory walls, tunnels and bike tracks. Parking for 41 cars complement these key features, and acoustic, civil, wastewater, soil toxicity and traffic flow reports are completed.

The Australian Government has taken recent measures to make investing in this industry an enticing prospect. The latest Federal Budget announced providing accessible child care was a top priority, pledging a substantial \$4.7 billion injection of funds over four years and promising to raise the rates of the Child Care Subsidy (CCS) from July 2023. These initiatives are projected to benefit 96% of families with children in care, leading to an increase of 37,000 full-time workers re-entering the workforce. These reforms, which aim to promote affordability and workforce participation, provide a unique opportunity to generate wealth while stimulating the local economy.

**This opportunity provides:**

- 5989m2 allotment with DA approval for a 94-place child care centre
- Catering from birth to school age
- Architecturally designed and purpose-built 690m2 premises with six activity rooms
- Full commercial kitchen plus reception foyer, office/meeting rooms, library and laundry
- Professionally landscaped outdoors, featuring sand pits, play towers, swings, totems, teepees, sensory walls, tunnels and bike tracks across an 883m2 footprint
- Parking for 34 cars

- Acoustic, civil, wastewater, soil toxicity and traffic flow reports completed
- Includes adjoining 7909m<sup>2</sup> allotment, DA ready for 2nd child care centre of up to 94 places
- Offers increased access for children to socialise and meet their development potential
- Creates opportunities for parents to re-enter the workforce
- Avenue to attract new residents to Crystal Brook

#### **Surrounding amenities:**

- Crystal Brook Hospital (approx. 1.5km)
- Crystal Brook Primary School (approx. 1.6km)
- Bowman St shops, services and amenities (approx. 1.6km)

#### **Crystal Brook Information:**

Declared as the southern gateway to the Flinders Ranges, the charming town of Crystal Brook effortlessly blends the beauty of a peaceful, natural setting with strong community spirit and commercial enterprise. Nestled at the heart of South Australia's sheep and wheat country, it sits 197kms north of the capital, Adelaide and is regarded as a picturesque location. Today, 1,537 residents call it home ([abs.gov.au](http://abs.gov.au)), making it the second largest town after the city of Port Pirie in the Southern Flinders Ranges area.

Named after the spring-fed creek next to which it was founded, the historic character of Crystal Brook is still ever-present. Shady peppercorn trees grace the main thoroughfare, Bowman Street, mixing modern low-set shopfronts with traditional architecture. There's even a self-guided 2.8km walking tour through the streets of Crystal Brook showcasing some of town's unique and historic homes.

Crystal Brook serves as a major junction on the Sydney–Perth and the Adelaide–Darwin railway lines, both sharing the same 530km (approx.) of track between Crystal Brook and Tarcoola. A triangular junction here joins Tarcoola, Adelaide and Sydney and sees regular trains each day in all directions. The town also lies on the famed Heysen Trail, a 1,200km walking trail stretching from Cape Jervis to Parachilna Gorge.

Bowman Park is a favourite place for locals and visitors, with this nature preserve boasting an abundance of wildlife and shady camping spots right next to the Crystal Brook Creek. The park contains history dating back to the 1800s, including the original homestead owned Bowman Brothers, who purchased the Crystal Brook run back in 1857. Even today, you'll still find some of the same families running farms in this rural region, some 150 years on. It predominantly produces grain and has ideal conditions to grow good quality wheat, barley and legume crops.

Families are also well catered to with sporting facilities such as hockey, tennis, croquet, golf, lawn bowls, netball, basketball, swimming, gymnasium exercise, junior soccer, horse riding, motor-cross, football and cricket. Plenty of parks also frequent the area, including a playground, with shaded BBQ and picnic areas opposite Adelaide Square. Now is the time to establish a child care centre in a connected, caring township that faces a severe care crisis. For more information, contact:

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*Disclaimer: Whilst every effort has been made to ensure the accuracy of this information, no warranty is given whatsoever and interested parties should rely on their own investigations and inspections in all respects.*

*Images depict the architect's representation of the concept plans.*

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