

5, 2 Brooke Court, Melton

## Flexible Investment or Occupier Opportunity in Prime Industrial Precinct

Flexible Investment or Owner-Occupier Opportunity in Prime Industrial Hub

Looking for a smart commercial investment or the ideal premises for your own operation?

Welcome to 5/2 Brooke Court, Melton – a quality, high-clearance factory/warehouse in one of Melbourne's most tightly held industrial precincts. This adaptable space is currently leased, delivering reliable income with strong future potential.

Currently returning \$33,000 per annum, the property offers a solid 4.5% yield, with the added benefit of future flexibility for owner-occupation. Its high-clearance design, office fit-out, and strategic location make it well suited for a range of industrial or business uses.

☒ Key Property Highlights:

- Land Area: 220m<sup>2</sup> (approx.)

📏 220 m<sup>2</sup>

Price	\$725000.00
Property Type	Commercial
Property ID	2082
Land Area	220 m <sup>2</sup>
Office Area	10 m <sup>2</sup>
Warehouse Area	210 m <sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia  
03 9397 8900



- Zoning: Commercial / Industrial
- Warehouse: Functional, high-clearance space with generous floor area
- Office Fit-Out: Modern amenities and flexible configuration
- Access: Excellent connectivity to major roads and transport links
- Parking: 4 dedicated car spaces + ample visitor parking
- Security: Gated complex in a well-maintained development

Whether you're an investor looking for secure income with strong growth potential, or an owner-occupier planning ahead – this is an opportunity that ticks all the boxes.

☒ Contact Ross Cooper today to discuss the sale or arrange a private inspection of 5/2 Brooke Court, Melton.

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