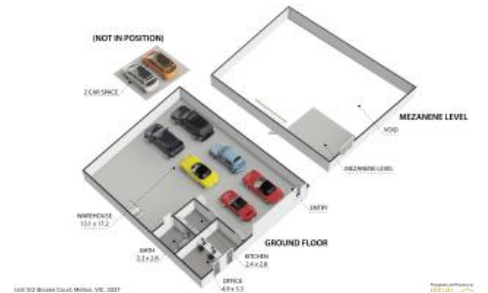




5, 2 Brooke Court, Melton



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 \$34320.00 per annum, the property offers a solid 4.9% 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

220m²

Price	\$725,000.00
Property Type	Commercial
Property ID	2082
Land Area	220 m ²
Office Area	10 m ²
Warehouse Area	210 m ²

Agent Details

Ross Cooper – 0409 325 411

Office Details

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

range of industrial or business uses.



☒ Key Property Highlights:

- Land Area: 220m² (approx.)
- 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.