

Sold

9 Alexandra St

9 Alexandra Street, Melton



## Prime Commercial Opportunity in the Heart of Melton – 734m<sup>2</sup> of Untapped Potential!

Positioned in one of Melton's most sought-after commercial pockets, 9 Alexandra Street presents a rare and exceptional opportunity to secure a sizeable allotment in a high-growth area. Whether you're an investor, developer, or business owner, this property offers the perfect foundation for your next commercial venture.

### Property Overview:

- Address: 9 Alexandra Street, Melton
- Zoning: Commercial (check with local council for specifics and permitted uses)
- Land Size: Generous 734m<sup>2</sup> approx.

📏 734 m<sup>2</sup>

Price SOLD for  
\$1,375,000

Property Type Commercial

Property ID 2139

Land Area 734 m<sup>2</sup>

Office Area 136 m<sup>2</sup>

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

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

- Street Frontage: Wide and highly visible
- Improvements: Existing structure (optional mention depending on presence or condition)
- Access: Easy access to major arterials and public transport

#### Key Features:

- High Exposure Location – Enjoy maximum visibility with prominent street frontage in a bustling area.
- Large Block with Development Potential – With 734m<sup>2</sup> of prime commercial land, there's plenty of scope for redevelopment (STCA), expansion, or tailored business fit-outs.
- Central Position – Walking distance to Melton's main retail precinct, dining venues, and essential services.
- Established Surroundings – Surrounded by thriving businesses, retail stores, and professional services, ensuring constant foot traffic and local activity.
- Flexible Use – Ideal for offices, medical facilities, retail showrooms, warehouse conversion, or mixed-use commercial developments (Subject to Council Approval).

#### The Growth Factor:

Melton continues to be one of Victoria's fastest-growing regions, with strong infrastructure investment, population growth, and urban expansion. This is a suburb primed for future commercial success – and 9 Alexandra Street is right at the centre of it all.

Whether you're looking to establish your business headquarters, expand your investment portfolio, or unlock the full potential of this significant landholding, this property is a must-consider.

Don't Miss Out!

Opportunities of this calibre in Melton's core commercial

zone are increasingly rare. Contact us today to arrange an inspection or to find out more about the enormous potential waiting at 9 Alexandra Street.

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