



**58-58A Melville Road Brunswick West VIC**

A classical facade with a renovated commercial space, complemented by a prominent position surrounded by Melville Road's village precinct, with trams routes running right past the front door.

Great inner city convenience enhances current day proportions on including a fitted front desk reception area and two separate working/consulting rooms. An efficient kitchenette and central powder room add to the flexible floor-plan.

- Securely leased returning \$36,000pa plus GST and outgoings
- An opportunity to make an impact with development upside STCA
- Ducted heating/cooling and security system
- A private rear courtyard further distinguish a dynamic,

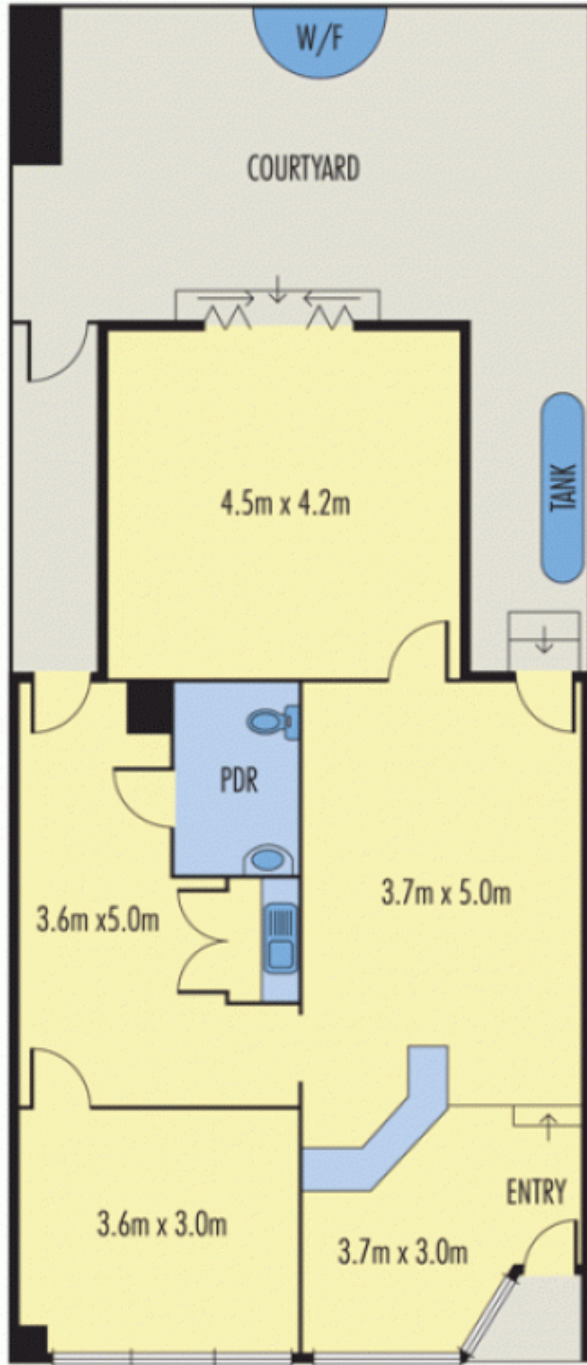
**Land Size** : 129 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/brunswick-west/commercial/retail/6209366>



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should view the property in person.