

ONE \ THIRTY  
**DUDLEY STREET**

WEST MELBOURNE

PRIME RETAIL SPACE FOR SALE



**FOR IMMEDIATE PRIVATE SALE**

**CBRE CITY SALES**

MELBOURNE'S FINEST | 墨尔本首选



**ONE THIRTY  
DUDLEY STREET**  
WEST MELBOURNE

- APARTMENT DEVELOPMENTS UNDER CONSTRUCTION**
- 1. BOND QUARTER  
386 SPENCER ST (105 UNITS)
  - 2. FLAGSTAFF GREEN  
15 BATMAN ST (155 UNITS)
  - 3. ROSSLYN APARTMENTS  
109 ROSSLYN ST (165 UNITS)
  - 4. WEST VILLAGE  
143 ROSSLYN ST (20 UNITS)
  - 5. 355-371 SPENCER ST (704 UNITS)
  - 6. 91-95 DUDLEY ST (48 UNITS)
  - 7. 420 SPENCER STREET (445 UNITS)



**ONE OF ONLY TWO RETAIL SHOPS  
AT THE IKEBANA DEVELOPMENT**

**DEVELOPER:** GURNER  
**ARCHITECT:** ELENBERG FRASER  
**BUILDER:** HAMILTON MARINO **APARTMENTS:** 241

- MAJOR STAMP DUTY SAVINGS AND ADDITIONAL TAX BENEFITS AVAILABLE
- BRAND NEW RETAIL SHOP WITH MAJOR UPSIDE ON THE EDGE OF THE MELBOURNE CBD
- 193SQM OF AREA WITH 1 SECURE CAR PARKING SPACE



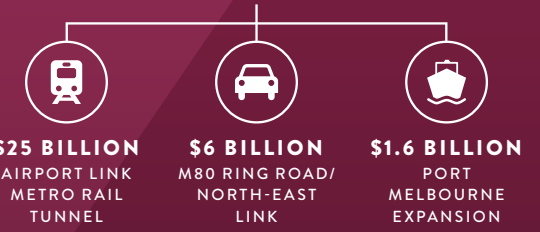
**QUALITY RETAIL SHOP  
IN THE BOOMING  
WEST MELBOURNE  
PRECINCT**

**WEST MELBOURNE IS CENTRAL**  
TO MAJOR EMPLOYMENT, RETAIL, ENTERTAINMENT  
AND EDUCATION PRECINCTS IN THE CBD, DOCKLANDS  
AND NORTH MELBOURNE.



WEST MELBOURNE'S RAIL YARDS ARE SET TO BE  
DEVELOPED INTO A MULTI-BILLION DOLLAR LEADING  
RESIDENTIAL AND COMMERCIAL PRECINCT. THE E-GATE  
PROJECT WILL BRING ANOTHER 10,000 RESIDENTS  
INTO THE AREA, BOOSTING ECONOMIC ACTIVITY  
AND ESTABLISHING WEST MELBOURNE AS A LEADING  
SUBURB TO WORK, LIVE AND PLAY

**GOVERNMENT SPENDING IN WEST MELBOURNE:**



**1652 APARTMENTS\***  
UNDER CONSTRUCTION  
**905 APARTMENTS\***  
UNDER PLANNING  
(\*IN THE IMMEDIATE AREA)

**FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:**

**TOM TUXWORTH**  
0410 988 960  
tom.tuxworth@cbre.com.au

**NICK LOWER**  
0414 259 494  
nick.lower@cbre.com.au

**BENSON ZHOU**  
0401 873 499  
benson.zhou@cbre.com.au

**CBREMELBOURNE.COM.AU**



**CBRE**  
**1300 666 888**  
Level 34, 8 Exhibition Street, Melbourne

\*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.