

164-184 RODEN STREET

WEST MELBOURNE

PERMIT APPROVED WEST MELBOURNE
TRIPLE FRONTAGE SITE OF 3,642SQM*
WITH EXCEPTIONAL VIEWS IN ALL DIRECTIONS



Artist impression

7 level project with 157 apartments plus ground floor retail | Existing three-storey office & warehouse improvements | Popular city-fringe lifestyle location

The Site.

Elevated 3,642sqm* landholding with expansive triple street frontage of 177m* to Roden, Adderley and Hawke Street creating excellent natural light and view lines, which will enhance apartment saleability

Permit approved seven level project, designed by acclaimed Rothelowman Architecture, featuring 157 owner occupier style apartments with an average of 72sqm* and 396sqm* of attractive ground floor retail space

Existing improvements comprise of a heritage façade three-storey office and warehouse building, as well as a single level warehouse to the rear of the property

Existing building area: 8,013sqm*

Major Hospital Precinct 1.3km*

Queen Victoria Market 900m*

Flagstaff Gardens 550m*

Haileybury College 600m*

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WEST MELBOURNE

Melbourne CBD 700m*

Festival Hall 300m*

North Melbourne Train Station 400m*

Etihad Stadium 750m*



Artist impression view from Hawke Street

Outline indicative only



Popular cafés nearby on Errol Street



Iconic Queen Victoria Market only 900m*



Scenic walking tracks through nearby Flagstaff Gardens only 550m*



The Location.

Unbeatable lifestyle location, walking distance to Melbourne's CBD (700m*), Flagstaff Gardens (550m*), Queen Victoria Market (900m*) plus a fantastic array of surrounding cafes & restaurants

Well connected via North Melbourne Train Station (400m*) and Citylink Freeway (800m*), to be enhanced with the forthcoming Metro Tunnel services

Close proximity to the University of Melbourne and RMIT both within 1.5km* as well as the elite Haileybury City Campus only 600m*



Existing 3-storey building & single level warehouse



Actual view from 21m* above ground level of site



Melbourne's Major Hospital Precinct (1.3km*)



Outline indicative only

Quality existing three-storey warehouse improvements

The prestigious University of Melbourne (1.5km*)



Well connected via North Melbourne Train Station (400m*)

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



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*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. Development/height potential indicative only, does not consider potential set back requirements and is STCA.