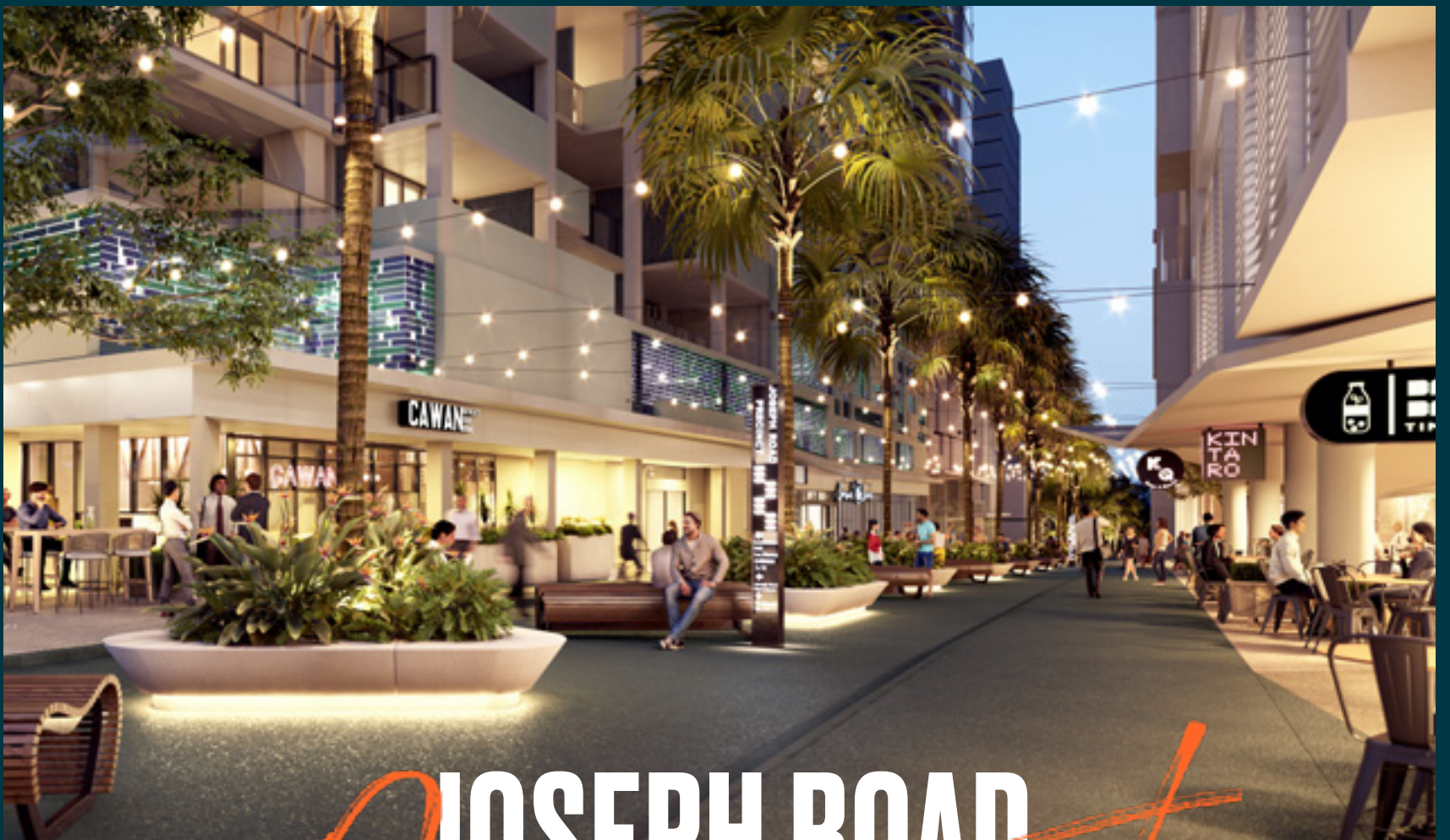


# LibertyOne

FOOTSCRAY

## SECOND RELEASE



### JOSEPH ROAD

*Precinct*

BROUGHT TO YOU BY

ÂBensons





LIVE IN  
FULL  
COLOUR





# Liberty One is an exclusive collection of elegant inner-city apartments overlooking Flemington Racecourse, with unobstructed views to the North.

At its core, it's all about atmosphere; this is a community of like-minded residents within an active and connected precinct – with all the benefits that you expect from urban living. At the western gateway to Melbourne, Liberty One provides an opportunity to live in full colour.

Residents can meet with friends for a drink, draw inspiration from the area's entrepreneurial business culture, or just absorb the metropolitan lifestyle of Footscray in a café by the river. These brand new apartments deliver all the everyday conveniences you could need, right at your front door.

## PROJECT OVERVIEW

### APARTMENTS

**378**

### STOREYS

**24**

### LOCATION

**4KM  
FROM CBD**

## AMENITIES

**GYMNASIUM  
OUTDOOR CINEMA  
OUTDOOR DINING FACILITIES  
RESIDENTS' DINING  
RESIDENTS' LOUNGE  
ELECTRIC VEHICLE CHARGING STATIONS**

## COMMERCIAL & RETAIL

**FOOD AND BEVERAGE RETAIL SPACES INCLUDING  
CAFES, RESTAURANTS AND BARS  
PLUS A DEDICATED FLAGSHIP SUPERMARKET**





# WALKABILITY AND ACCESSIBILITY

Liberty One is situated 4km west of the Melbourne CBD and benefits from excellent accessibility to educational, health and retail precincts, major roads, public transport networks and active transport routes.



PROXIMITY AND EMPLOYMENT



COMMUNITY AND NETWORKS



CONNECTIVITY



WALKABILITY



ACCESS TO AMENITY



PROXIMITY TO GREEN SPACE

## Key Landmarks

Footscray Train Station  
650m walk

New Footscray Hospital  
less than 2.5km away

Footscray Market  
550m walk

Hopkins St Retail Precinct  
500m walk

Highpoint Shopping Centre  
4.5km away

Melbourne Airport  
20km away

Victoria University  
1.4km away

Flemington Racecourse  
1.5km away

Maribyrnong River Reserve  
350m walk which connects to Footscray Park



# FOOTSCRAY LIVING

## Footscray Market

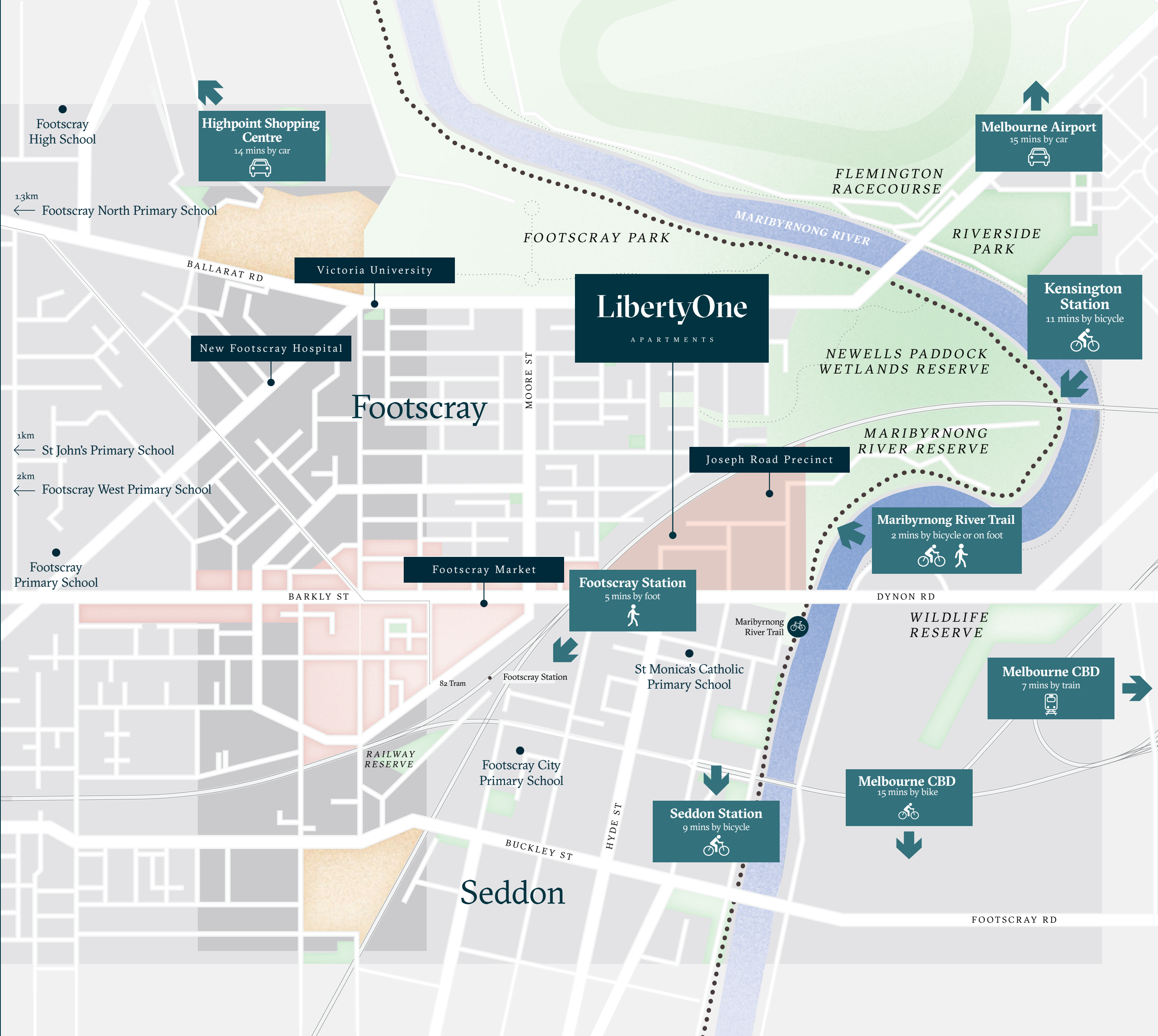
- One of Melbourne's most famous fresh food markets
- Fresh fruit, vegetables and meats
- Wide range of exotic Asian produce
- Multicultural food court

## Victoria University

- World-class education
- Ranked top 2% in the world
- One of Australia's most culturally diverse universities, with 130 cultures and 150 languages

## New Footscray Hospital

- \$1.5 billion put into delivering the new Footscray Hospital
- 15,000 extra patients treated
- 504 new beds
- Completion date – Footscray Hospital doors anticipated to open in 2025







ARTIST IMPRESSION

# INVESTING IN THE FUTURE

Liberty One is a future-focused development, and thanks to an urban planning scheme initiated and backed by local government, there is a commitment to the creation of a fully functioning precinct.

With several other local residential buildings already under construction, and due for completion prior to Liberty One, residents will benefit from the work already undertaken, including networked streets, planting, retail and dining offerings, and existing neighbourhood communities.

Footscray is a designated established precinct with the potential to deliver significant returns for the community in terms of jobs growth, sustainable development and enhanced liveability



# Booming Footscray now a 'Priority Precinct'

Footscray's status as a key cultural, commercial and educational hub has been recognised with the Victorian Government recently confirming that the fast-evolving suburb would become Melbourne's sixth Priority Precinct.

Footscray forms the cultural heart of the west and is also a major health and education centre. It is the gateway between Melbourne's CBD and the wider western suburbs, providing key access beyond the city limits to regional Victoria. Additionally, major infrastructure projects underway will make Footscray more accessible than ever to Greater Melbourne.

This declaration of Footscray as a Priority Precinct will ensure these infrastructure projects underway are co-ordinated and delivered in partnership with the community and local government.



WEST GATE  
TUNNEL PROJECT

**\$6.1 BILLION**



METRO  
RAIL

**\$15 MILLION**



FOOTSCRAY HOSPITAL  
REDEVELOPMENT

**\$1.5 BILLION**



INFRASTRUCTURE  
INVESTMENT

**\$31 BILLION**

BY 2026

## New Footscray Hospital

The Victorian Government has provided up to \$1.5 billion to deliver a new Footscray Hospital – the largest ever health infrastructure investment in the state. This new hospital will support the increasing demand from Melbourne's booming western suburbs, ensuring families can get the care they need close to home.

With an increase of nearly 200 beds, the new hospital will treat approximately 15,000 additional patients and enable around 20,000 additional people to be seen by the emergency department each year. The new Footscray Hospital is expected to open in 2025.



# JOSEPH ROAD *Precinct*

An emerging vibrant  
retail precinct directly  
on your doorstep

With 12,000m<sup>2</sup> of restaurants, cafes and wine bars, three new parks, yoga studios, gyms and a large-scale commercial supermarket right at Liberty One's doorstep, Joseph Road Precinct provides residents everything they need for shopping and sharing moments with friends.







NEILSON PLACE

WARDE STREET





**12,000m<sup>2</sup>**

New retail spaces

Live in a shopping and lifestyle precinct, with over 12,000m<sup>2</sup> of retail spaces in close proximity, you'll never have to travel far.



**SEAMLESS**

Connection and routes

New bike paths within Joseph Road Precinct will provide seamless connections between Footscray and surrounding areas—including Melbourne's CBD (only 4km away).

**DIVERSE**

New cafes & restaurants



An exciting neighborhood with a lively foodie scene. With a wide range of restaurants, cafes and wine bars, you'll never be short of choices.

# LIVE IN FULL COLOUR

**ACCESS**

To a flagship supermarket on your doorstep



With direct access to an approximately 550m<sup>2</sup> large-scale commercial supermarket, shopping for fresh produce has never been easier.

**MULTIPLE**

Lifestyle offerings



Yoga studios, gyms and other multiple activities available will help shape your life in Footscray.

**ABUNDANT**

Green space

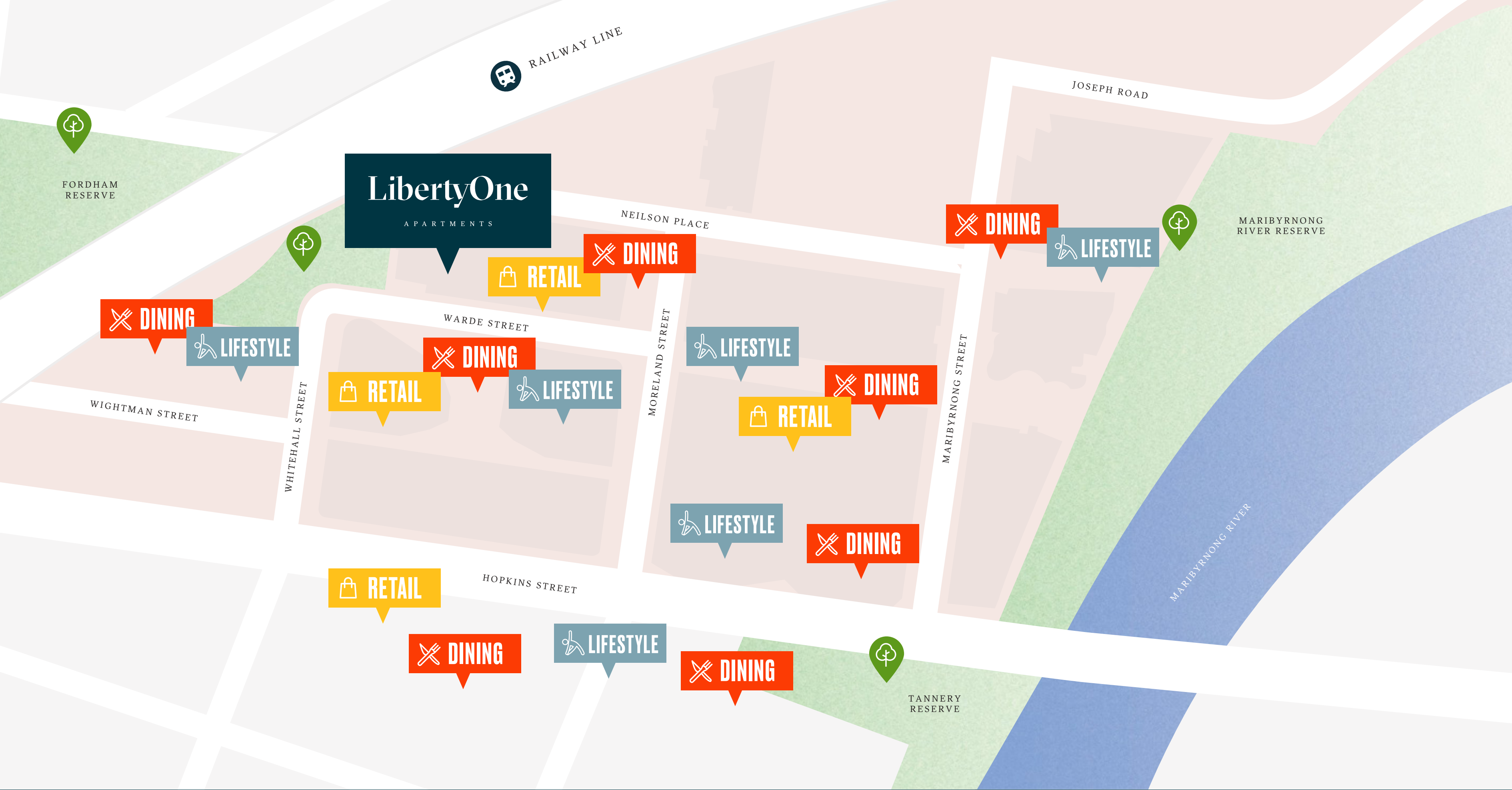


Walk out into nature with direct park frontage and three new lawn areas right at your doorstep.









# JOSEPH ROAD *Precinct*

Live in Footscray and you'll never be far from the action. The upcoming Joseph Road Precinct and its surrounding streets will provide you with an abundance of lifestyle, retail and dining choices, all within walking distance.









ARTIST IMPRESSION



## ABUNDANT CULINARY CHOICES

This vibrant precinct will showcase a lively variety of local and multicultural food and dining options.

Joseph Road Precinct provides  
you with everything you need  
for shopping and sharing  
moments with friends







ARTIST IMPRESSION

# SUPERMARKET AT YOUR CONVENIENCE

Experience a lifestyle where everything is close at hand,  
including a flagship retail supermarket.

You'll never have to walk far,  
with all the essentials and  
more, conveniently located  
on your doorstep.



# SECOND RELEASE

## New upgraded apartment specifications now available

With high demand for Liberty One and increasing popularity of the suburb, we are launching a premium Second Release to include new interior palettes and the latest cutting-edge home technology—coming standard on all apartments.



KITCHEN (IMPRESSION PALETTE)  
ARTIST IMPRESSION





KITCHEN (IMPRESSION PALETTE)  
ARTIST IMPRESSION





KITCHEN (IMPRESSION PALETTE)  
ARTIST IMPRESSION





KITCHEN (PINNACLE PALETTE)  
ARTIST IMPRESSION





KITCHEN (IMPRESSION PALETTE)  
ARTIST IMPRESSION

# NEW KITCHEN IMPRESSION & PINNACLE PALETTES

The new upgraded kitchen finishes feature premium oak floors, a deluxe reconstituted stone benchtop, gun-metal tapware and high-end kitchen appliances —making your home the perfect place for dining and entertaining guests.

---

## UNIQUE KITCHEN FIXTURES AND FITTINGS

- |   |  |    |  |
|---|--|----|--|
| 1 | Engineered oak timber floor                                  | 7  | Energy efficient semi integrated dishwasher where space permits or dish drawer |
| 2 | 2PAC and timber laminate joinery                             | 8  | 60cm oven  |
| 3 | Porcelain sheet feature splashback                           | 9  | 60cm concealed rangehood   |
| 4 | Reconstituted stone benchtop                                 | 10 | 60cm 4 burner cooktop  |
| 5 | Stainless steel 1 or 1 ½ undermount sink where space permits | 11 | Designer ceiling mounted pendant light   |
| 6 | Gun-metal kitchen mixer                                      |    |  |









BATHROOM (PINNACLE PALETTE)  
ARTIST IMPRESSION





BATHROOM (PINNACLE PALETTE)  
ARTIST IMPRESSION

# NEW BATHROOM IMPRESSION & PINNACLE PALETTES

The new premium bathroom finishes feature an elegant reconstituted stone benchtop, feature wall tiles and sleek gun-metal basin and shower mixers. Your own sanctuary and the perfect place to wind down.

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## UNIQUE BATHROOM FIXTURES AND FITTINGS

- |   |   |   |                                    |
|---|---|---|------------------------------------|
| 1 | Grey textured look wall and floor tile      | 5 | White under counter basin          |
| 2 | Mid-grey or marbled white feature wall tile | 6 | Gun-metal wall mounted basin mixer |
| 3 | Timber look laminate joinery                | 7 | White toilet suite                 |
| 4 | Reconstituted stone benchtop                | 8 | Gun-metal shower mixer             |



# THE LATEST 'SMART HOME' TECHNOLOGY

The latest and most  
innovative home fittings,  
making everyday tasks more  
seamless, safe and effortless



## WIRELESS GPOS

A fully integrated system allows for seamless control  
over your appliances through your phone or tablet.

Note: Max. 5 per apartment for selected Smart Appliances, otherwise standard GPOs specified.



## KEYLESS ENTRY

An advanced digital home security system, allowing  
for convenience and safety. Access your home via touch,  
card, or key tag. Rest easy knowing you can leave your  
home in the hands of this award-winning intrusion  
prevention smart lock.



## INTEGRATED INTERCOM TO SMART PHONE APP

A touchscreen intercom that allows visitors to easily select  
which person they want to contact. You can also answer,  
view, talk, and release the door from your mobile from  
anywhere in the world. Surveillance and security for your  
home has never been easier.



# ELECTRIC VEHICLE CHARGING STATIONS (EVCS)

Access to future-proof  
electrical vehicle charging  
stations available to both  
visitors and owners

## VISITORS AND SHARED EVCS

Three shared electric vehicle charging stations available to anyone with access to the carpark. Users simply need to set up an account with the provider in order to start using the charger.

## PRIVATE EVCS

All Liberty One residents can get access to their own private electrical vehicle charging station, with these stations installed upon request.





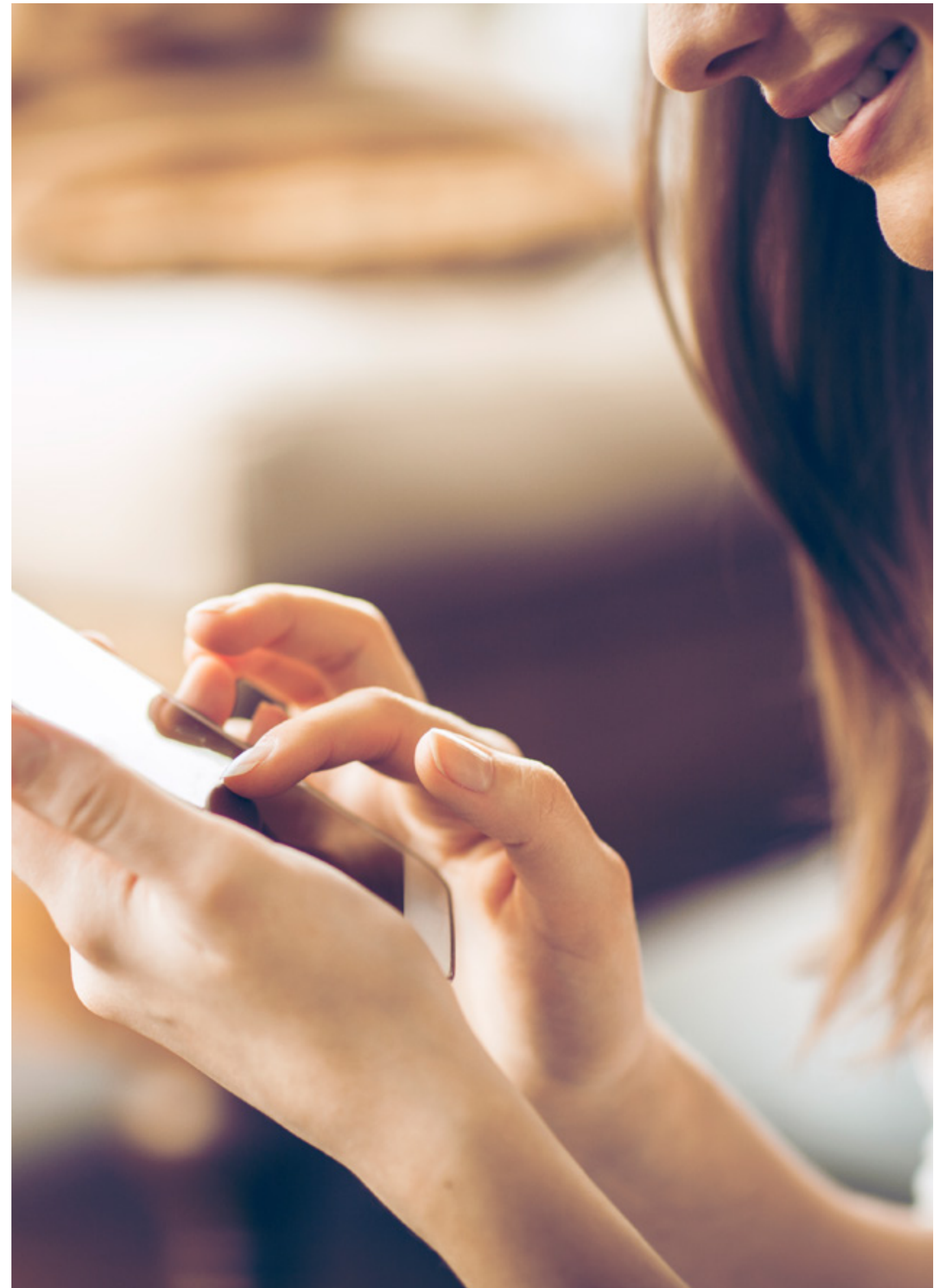
# SMART HOME CLIMATE CONTROL

Smarter heating and cooling,  
for complete control of  
comfort wherever you are



## INTEGRATED SPLIT SYSTEM AIR-CONDITIONING TO SMART PHONE APP

Have complete control over your home heating and cooling needs with the touch of a button. Advanced custom functions actively monitor your room's temperature and automatically turn your air-conditioner on or off once your ideal 'minimum' or 'maximum' room temperature setting is reached. With complete freedom to fully control each unit on the go via wifi, you can rest assured knowing that your family will be comfortable all year round.







# ONE VISION

Bensons Property Group believes great design involves a distinct vision that doesn't lose focus of how people love to live and work. In our approach to Liberty One, we chose to collaborate with experienced partners with trusted reputations. Our collaboration with CHT Architects, Sora Interior Architecture & Design and Tract has delivered a truly unique collection of homes.

## BENSONS PROPERTY GROUP

Established in 1994, Bensons Property Group has been creating homes of distinction for 25 years. Renowned for thoughtful planning and a high-quality approach, we continue to distinguish ourselves as leaders in the Australian property market by producing designs that put people first.

Our commitment to quality is evident in a portfolio that spans many desirable inner-city locations including Brunswick, Flemington, Hawthorn and Malvern to name a few. By working with the best architects, interior designers and landscape architects in Australia, we will continue to deliver residences beyond the expected. Homes that are not only rewarding to live in but are superbly primed for long-term growth. A family-owned and operated company, our driving philosophy is that quality of life goes beyond a physical address.

## CHT

CHT Architects are a design-focused, multidisciplinary practice. Each building they design is carefully considered and responds to its context, the needs of its occupants and the impact on the wider community.

CHT Architects have one driving aim: to create distinctive buildings and spaces that complement modern Australian life – at Liberty One, they have delivered.

## SORA

Sora Interior Architecture & Design are inspired by the way people inhabit space. The team at Sora takes a considered approach to design, researching and collaboration to understand the needs of residents.

At Liberty One, Sora has embraced the design process with a sense of adventure, allowing curiosity and playfulness to drive design ideas and material choices. The results are spaces that people want to engage with; places to eat, stay, sleep and work.

## TRACT

Renowned landscape architect, Tract, brings over 40 years of experience specialising in urban design landscape architecture.

At Liberty One, they have applied this knowledge to deliver outdoor spaces and landscaping that are creative, functional and liberating.

## ABD GROUP

ABD Group was established in 2006 to deliver a high-quality construction service to the Melbourne market. ABD Group are focused on delivering value-add, quality builds for their clients, achieved through a hands-on approach to each and every project.

At liberty One, ABD has committed to this approach, provided through a team of industry professionals with years of experience delivering complex projects in a timely and cost-effective manner. Bensons and ABD Group have a strong working relationship that extends beyond 10 years, collectively delivering 6 major projects.





LIVE IN  
FULL  
COLOUR



Please contact your sales agent  
for further information

1 Warde Street, Footscray  
Victoria, Australia

[LibertyOne.com.au](http://LibertyOne.com.au)

BROUGHT TO YOU BY

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Bensons