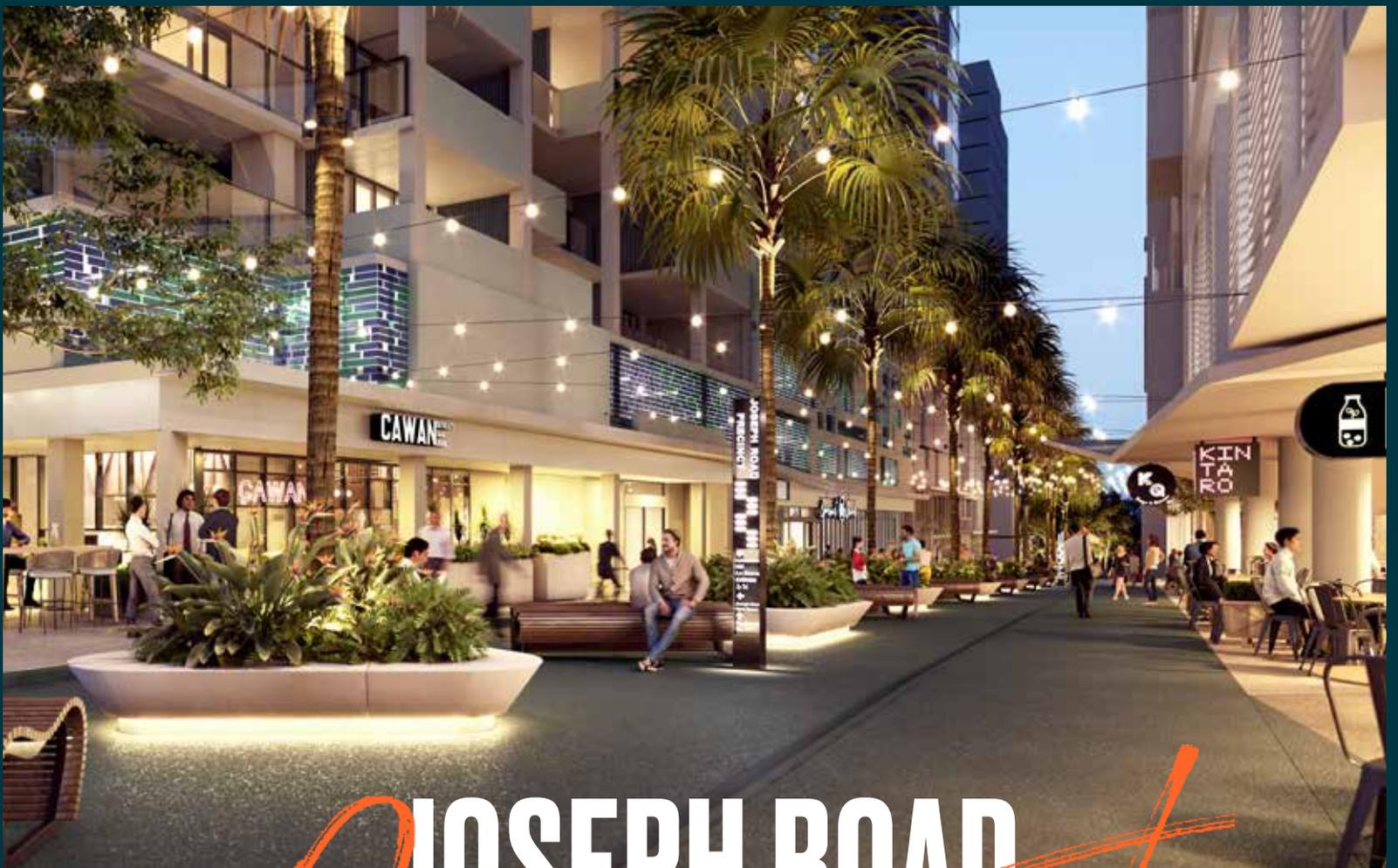


LibertyOne

FOOTSCRAY

SECOND RELEASE



JOSEPH ROAD

Precinct

BROUGHT TO YOU BY

ÂBensons



LIVE IN

FULL

COLOUR



ARTIST IMPRESSION



ARTIST IMPRESSION

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

375

STOREYS

24

LOCATION

**4KM
FROM CBD**

AMENITIES

**GYMNASIUM
OUTDOOR CINEMA
OUTDOOR DINING FACILITIES
RESIDENTS' DINING
RESIDENTS' LOUNGE
ELECTRIC VEHICLE CHARGING STATIONS
SHARED LIBRARY & BUSINESS CENTRE**

COMMERCIAL & RETAIL

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

JOSEPH ROAD *Precinct*

An emerging vibrant
retail precinct directly
on your doorstep

With 12,000m² 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

La Bodega
TAPAS & GRILL

WAN



12,000m²

New retail spaces

Live in a shopping and lifestyle precinct, with over 12,000m² 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 550m² 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.



LH LEVANTINE HILL

La Barca
TAPAS & GRILL



ARTIST IMPRESSION



MIR WEST



HARLEY & ROSE

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.

8-BIT



ROTI ROAD





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.



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.

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

NEW KITCHEN PALETTE

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





BATHROOM (IMPRESSION PALETTE)
ARTIST IMPRESSION

NEW BATHROOM PALETTE

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.

UNIQUE BATHROOM FIXTURES AND FITTINGS

- | | | | |
|---|---|---|------------------------------------|
| 1 | 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)

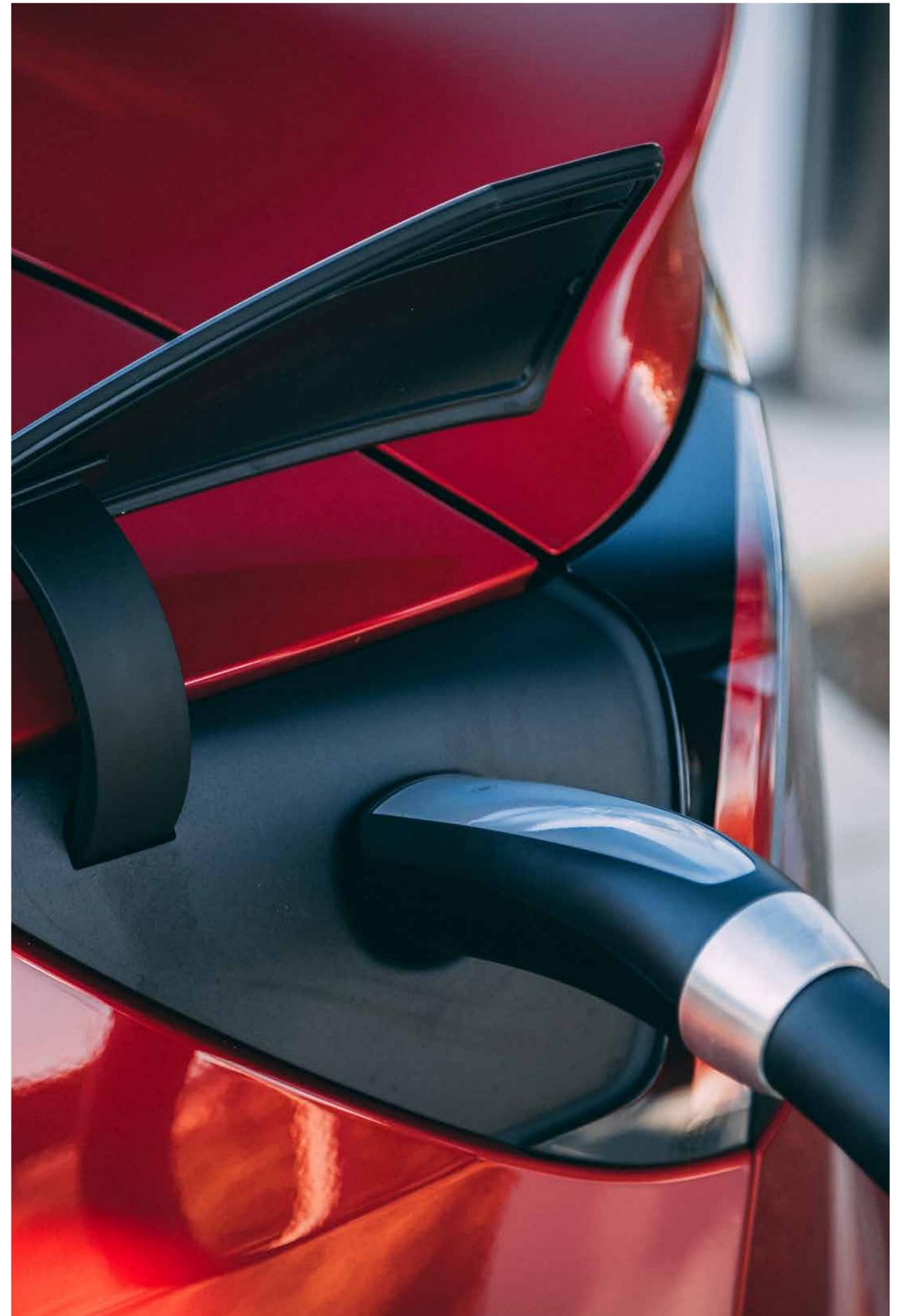
Access to future-proof
electrical vehicle charging
stations available to both
visitors and owners

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.



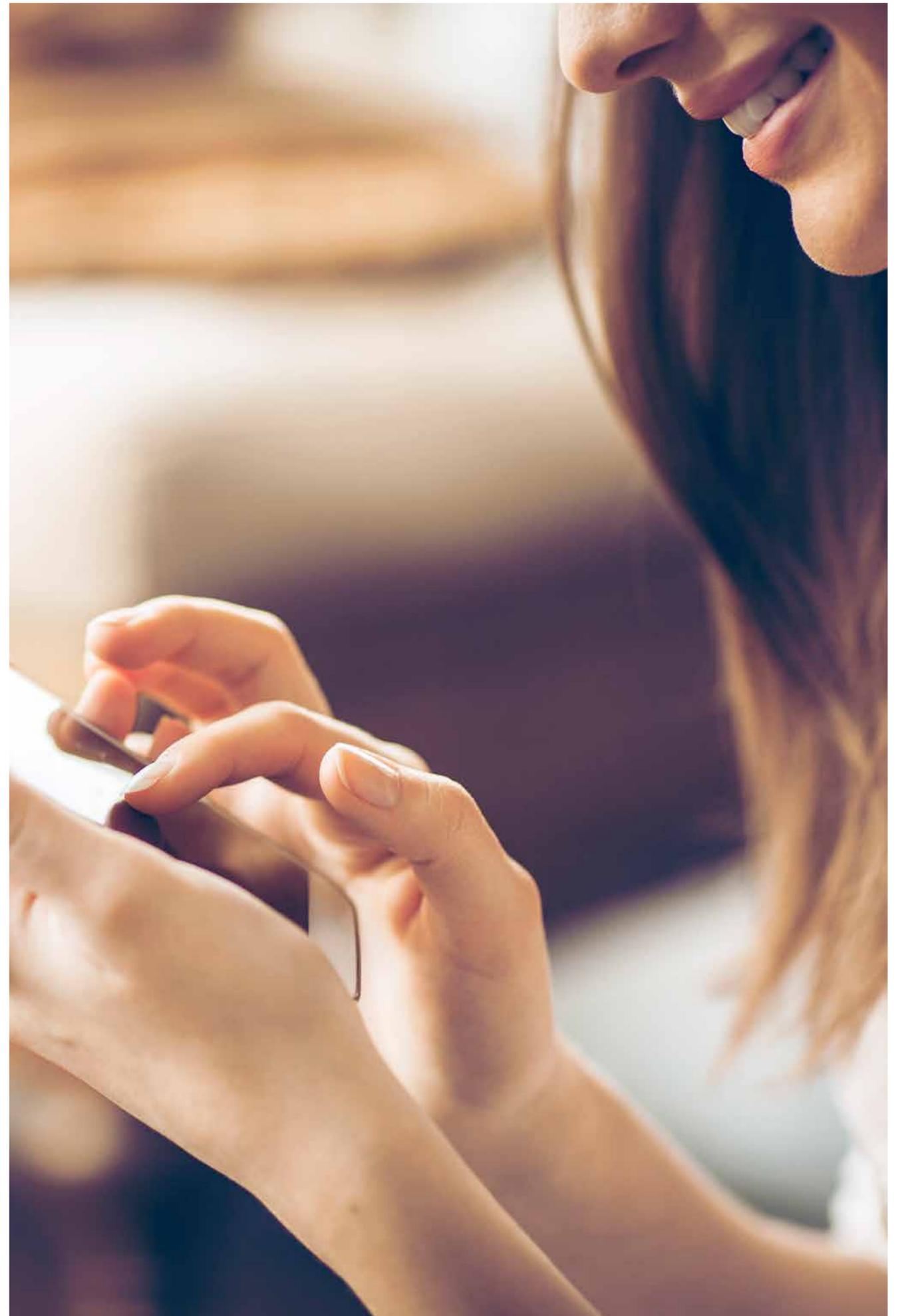
SMART HOME CLIMATE CONTROL

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.





ARTIST IMPRESSION



ARTIST IMPRESSION

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.

HICKORY

Established in 1991, Hickory has grown from a family owned business to one of Australia's largest construction groups. Hickory's specialised structure supports and promotes expertise in each of the key areas of the construction business, delivering exceptional value for our clients. With a 1000+ strong team, the business is able to self-perform the majority of construction work on all projects, from formwork, facades, plant logistics and fit-out to structural prefabrication.

At Liberty One, Hickory continues its track record of delivering successful developments with Bensons and remains focused on the completion of this very important project that is set to transform the Joseph Road precinct in Footscray.

LIVE IN FULL COLOUR



Please contact your sales agent
for further information

1 Warde Street, Footscray
Victoria, Australia

LibertyOne.com.au

BROUGHT TO YOU BY

**^
Bensons**