



Gross
Waddell
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Make the right move

13-15 & 22-28 Ford Street Footscray



Mortgagee Sale

For Sale via Private Treaty

Artist Impression



Permit approved development opportunity in the city fringe suburb of Footscray – one of Melbourne's major metropolitan activity centres and key hub for the western suburbs.

Key Highlights



Combined landholding of 1,239sqm* with dual street frontage



Permit for 78 apartments + ground floor retail commercial



Proposed development comprises a mix of 1, 2 & 3 bedroom apartments plus gym, residents lounge and roof top garden



Featuring a total NSA of 6,041sqm* and designed over 2 towers allowing the potential to stage development



Flexible Activity Centre (ACZ1) well suited to a range of development outcomes including BTS, BTR, affordable housing, student accommodation and more (STCA)



Close to all forms of public transport, retail and restaurants, Victoria University, Footscray Hospital and only 5.5km's from the Melbourne CBD

*Approximate

Approved Permit

Planning Permit TP777/2016(1) was issued by Maribyrnong City Council on 3 March 2021 allowing the construction of a mixed use development comprising two multi storey buildings and a reduction in the car parking requirement.

This permit was extended on 10 June 2025 for a period of two (2) years.

The permit will expire if:

- The development has not commenced by 3 March 2027
- The development is not completed by 3 March 2032

Development Summary

The endorsed plans, designed by Melbourne based firm JAM Architects consist of two buildings comprising the following:

- Building A: Ground Floor retail / office plus 15 x 1-bedroom apartments, 37 x 2-bedroom apartments & 6 x 3-bedroom apartments
- Building B: 20 X 2-bedroom apartments



Total Apartments	78
Blended Average Apartment Size	75.1sqm*
Retail/Commercial (1)	184sqm*
Total NSA	6,041sqm*

Location

Footscray is Melbourne's vibrant inner-west hub, where multicultural energy meets rapid renewal. Renowned for its diverse food scene and community spirit, it offers easy CBD access, riverside spaces and growing infrastructure. A dynamic suburb attracting students, professionals and investors seeking authentic character alongside exciting long-term growth.

Footscray has undergone significant transformation, driven by major public and private investment. Key upgrades include the \$1.5 billion new Footscray Hospital, completed in 2025, alongside major education investments through the Footscray Learning Precinct.

Transport connectivity has improved with the recent completion of the Metro Tunnel, while civic upgrades to the CBD, public spaces and safety initiatives are revitalising the town centre.

Additional investment includes the redevelopment of Whitten Oval and new schools, reinforcing Footscray as a growing health, education and lifestyle hub in Melbourne's inner west.



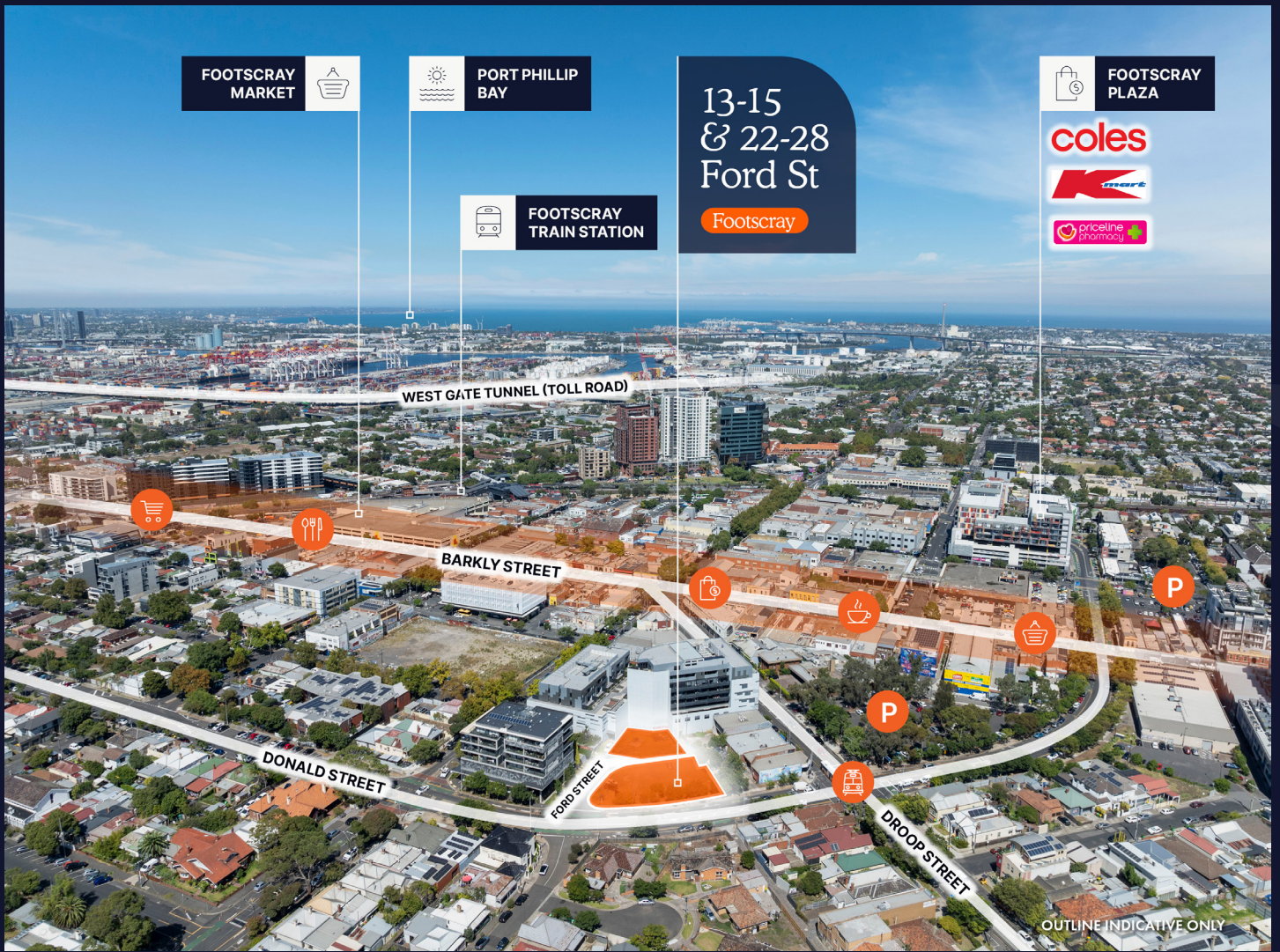
Footscray Train Station



Footscray Hospital



Victoria University



Method of Sale

For Sale via Private Treaty

Sale Terms

10% Deposit and 90/120 days settlement or by negotiation

EXCLUSIVE SELLING AGENTS



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