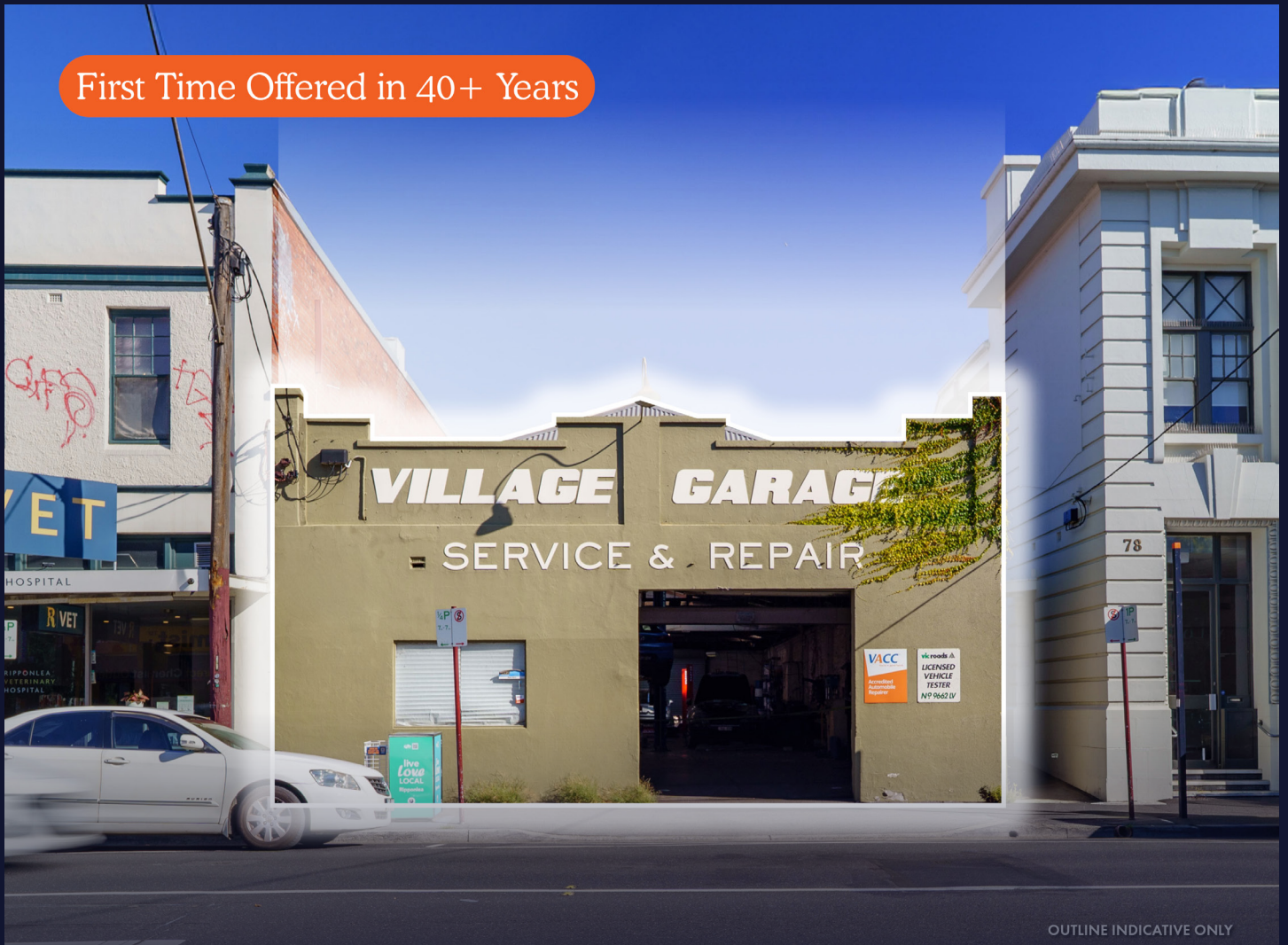




Gross Waddell ICR

80 Glen Eira Road
Ripponlea

First Time Offered in 40+ Years



OUTLINE INDICATIVE ONLY

For Sale

Public Onsite Auction on
Thursday 21st May 2026 at 12pm

Rare Ripponlea Opportunity

Invest / Occupy / Develop ^

This is a truly rare opportunity to secure a versatile commercial asset in one of Melbourne's most tightly held boutique retail precincts. Perfectly positioned for owner occupiers, investors, or developers (STCA), the property offers immediate income and exceptional potential to unlock future value. Set within the heart of Ripponlea Village, it benefits from a vibrant streetscape of cafes, restaurants, and specialty retailers, including the internationally acclaimed Attica, offering the perfect blend of lifestyle and commercial opportunity.



Key Highlights



Suited to owner-occupiers, investors, or developers (STCA)



Offered with short-term income



Land size of 307sqm*, ideal for redevelopment or expansion (STCA)



Commercial 1 zoning, enabling diverse commercial and mixed-use potential



Dual street frontages enhancing exposure and access



Located in the heart of boutique Ripponlea Village, surrounded by thriving retailers, cafes, and internationally renowned dining

*Approximate
^STCA



Gross Waddell ICR

Every angle covered.



Method of Sale

For Sale via Public Onsite Auction on Thursday 21st May 2026 at 12pm.

Sale Terms

10% Deposit and 60/90 days settlement or by negotiation.

EXCLUSIVE SELLING AGENTS



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