

New homes

LORNA EDWARDS

City delights on the doorstep

A Balaclava boutique apartment project sits right in the heart of happening Carlisle Street.

For older downsizers and younger apartment buyers leaving the quiet streets of suburbia, the prospect of living on a bustling shopping strip can be appealing.

Such is the attraction of 308 Carlisle, an elegant four-level apartment building designed by Conrad Architects about to emerge in the middle of eclectic Carlisle Street.

Cafes, delis, cake shops and wine bars abound in the neighbourhood, interspersed with a broad mix of shops and several medical clinics.

Balaclava train station on the Sandringham line is 110 metres away, and route 3 and route 79 trams trundle along Carlisle Street regularly. St Kilda Beach is just two kilometres away.

When asked what sort of residents 308 Carlisle would appeal to, developer Urban DC's director Danny Ciarna had a simple answer: "Everyone! Buyers

who want everything at their doorstep."

Consisting of 38 apartments starting from relatively spacious one-bedrooms with studies and including 13 generously sized three-bedroom apartments, 308 Carlisle will have a retail component at street level.

The corner project, which extends into Blenheim Street, has a classical modern European feel with vertical lines and a stone finish on the facade.

Interiors feature timber flooring, a mix of two-pack and timber-look laminate cabinetry, Miele kitchen appliances and marbled porcelain benchtops and splashbacks. The larger apartments have two ovens.

With so many amenities in the immediate neighbourhood, the developer has kept owners' corporation fees low with no communal facilities in the building.



AT A GLANCE

308 CARLISLE STREET, Balaclava
Architect: Conrad Architects
Developer: Urban DC
Number of apartments: 38 total; 14 one-bedroom with study, 11 two-bedroom, 13 three-bedroom
Internal sizes: (in square metres) One-bedroom apartments 50-55; two bedroom 66-102; three bedroom 85-128
External areas: (in square metres) Balconies 8-111; court-yards 19-56
Prices: One bedroom \$480,000-\$550,000; two bedroom \$630,000-\$1.2 million; three bedroom \$970,000-\$1.4 million
Car parking: Basement with partial stacker system and some on-grade parking. One car space and storage space for one-bedroom apartments, two for most two-bedroom and all three-bedroom apartments. 34 bicycle spaces
Completion estimate: late 2017
Selling agent: Ranko Cvjeticanin, Marshall White, phone 0451153833

WHY I'M BUYING

Ready for action

The activity of Carlisle Street in Balaclava was a big drawcard for Dianne Newton when she recently bought a three-bedroom apartment at the new 308 Carlisle development.

"What does appeal most is that it is right in the heart of it and you can go out your front door and you've got everything, really - the tram, the train, the restaurants and whatever shopping you want," she says.

Newton, a 69-year-old retiree, dines out with her husband once or twice a week and wants a lock-up-and-leave residence that frees them from home maintenance and gardening chores.

"This business of having to cook is just not on at our age any more," she says. Their off-the-plan purchase allowed them to customise the apartment, creating a larger living area by changing the room layout to two bedrooms and a small study.

The couple downsized from a four-bedroom house with a swimming pool at Camberwell, which had become too much work and an impediment to their travel. They will now have the best of both worlds with an inner-city apartment and a relaxing beach house at Torquay.

'It is right in the heart of it and you can go out your front door and you've got everything, really.'



Photo: Penny Stephens

Walkies, anyone?

An Essendon development adjoining a park is a short walk from North Essendon shopping village, with trams passing by the front door.

A seven-level development under construction on the palm-tree-lined Mount Alexander Road at Essendon will appeal to local downsizers and families looking for a leafy outlook.

Residents can step out to Cliff Allison Park with its children's playground directly from the rear exit of the Alexa development or grab their morning caffeine hit at the cafe on the ground floor.

Downsizers have been snapping

up the apartments to combine into larger residences with the ground-floor apartments appealing to those seeking a private garden space or an outdoor area for pets.

While the stunning city skyline views of the higher apartments are often the focus of developments, the developer of Alexa hasn't overlooked the ground-floor residences which feature lush private gardens designed by landscaper John Patrick.

Interiors feature double-glazed windows, full-height doors, engineered timber flooring and stone benchtops in the kitchen.



AT A GLANCE

ALEXA
1050 Mount Alexander Road, Essendon
Architect: ClarkeHopkinsClarke
Landscaping: John Patrick
Developer: Accord Property Group
Number of apartments: 93 total; one studio, 34 one-bedroom, 54 two-bedroom, four three-bedroom
Internal sizes: (In square metres) One-bedroom apartments 40-55.4; two bedrooms 59.9-93.9; three bedrooms 200-222
External areas: Courtyards 17.7-75.3 square metres; balconies 7.3-112.5 square metres
Prices: One bedroom \$360,000-\$465,000; two bedroom \$535,000-\$685,000; three bedrooms \$1.4 million-\$1.6 million
Car parking: Basement. One or more spaces for every apartment. Extra spaces for sale.
Completion estimate: April 2017
Selling agent: CBRE, Nic Cuni 1300 601 006



HAWTHORN EAST

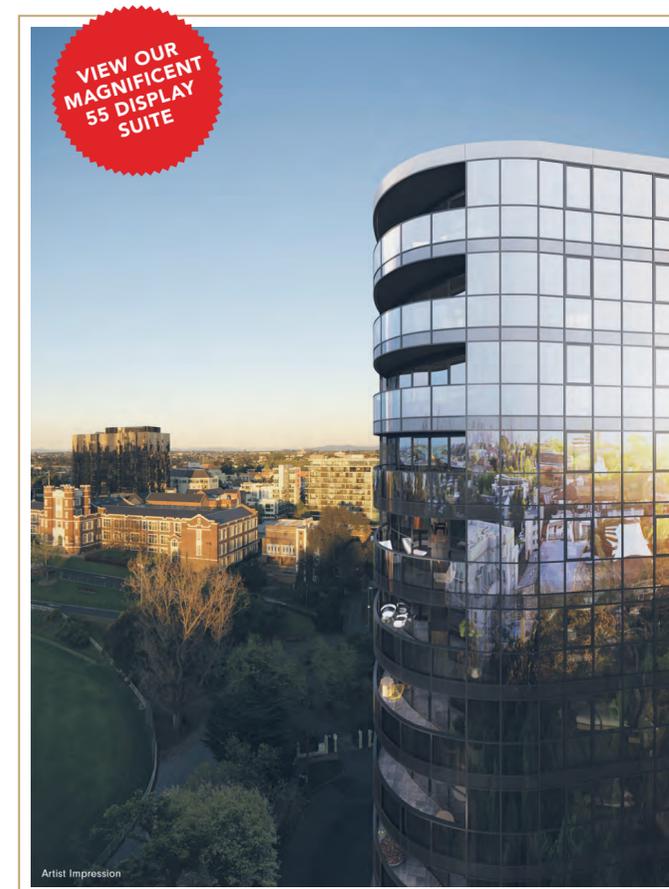
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