

NEW HOMES
LORNA EDWARDS



Old and new meet in factory makeover

Five hip new townhouses at Carlton are just a walk from a range of eateries and city attractions.

A small townhouse development in a former Edwardian textile factory off Lygon Street offers an interesting architectural blend of old and new.

The boutique development on a cobbled lane at 1 Waterloo Street, Carlton, is only 100 metres from one of Melbourne's most famous and original eat streets, Lygon Street, with the cafes of Elgin Street, Princes Park, Royal Park and Melbourne University all in close proximity.

Consisting of only five warehouse-style residences, each with separate titles, the development offers a cheaper alternative to Carlton's terrace houses and perhaps a quieter and more individual choice than the many apartments in the suburb.

Developed by Milieu Property with a design by dKO Architecture, the building will retain the brick facade of the textile factory and incorporate

"It runs off a cobblestone lane so each of the townhouses have this beautiful old Edwardian warehouse factory facade but their front doors are all off a very Melbourne laneway."

Milieu director Michael McCormack

perforated screens around the glass of the interior.

"It's basically a glass box with a perforated screen around it which people can move in and out and open



and close – it's a great way of bringing beautiful, filtered light into the space but maintaining privacy," says Milieu director Michael McCormack.

"It runs off a cobblestone lane so each of the townhouses have this beautiful old Edwardian warehouse factory facade but their front doors are all off a very Melbourne laneway,"

he says. "You've got Carlton and parklands and it's within striking distance of the CBD and other inner-north hotspots like Fitzroy and Collingwood."

Filtered light: Artistic impressions of a small townhouse at 1 Waterloo Street, Carlton, on the site of a former Edwardian textiles factory.

with 16 to 18 square metres of outdoor space and garden walls. Three remain for sale.

The two largest two-bedroom townhouses have 78 square metres of internal living space that include a second bathroom and study. Two other two-bedroom townhouses with one bathroom have 66 square metres of space while the one-bedroom residence has 48 square metres.

Only two kilometres from the centre of the city, there is no car parking but each townhouse has a storage rack for bicycles, and Waterloo Street has tram routes at each end on Lygon and Swanston streets.

"The type of people who are going to live here are those that work in the city or in Carlton, Fitzroy or Collingwood and hang out in those areas at the weekend," McCormack says.

Each townhouse is individually titled and there are no communal areas, which will appeal to those striving to avoid owners corporation fees.

Striking design features of the kitchen include an exposed cylindrical Smeg rangehood, Miele oven and black joinery.

There are four two-bedroom townhouses priced from \$720,000 to \$770,000 and one one-bedroom residence selling for \$540,000, each with its own private rooftop terrace

Floorplans can be seen at Nelson Alexander's Fitzroy office, phone 9417 3455.



Neighbours: Alison Duncan and Francesca Linardi have bought adjacent townhouses in Carlton. Photo: Wayne Taylor

Return to familiar ground

Francesca Linardi has no concerns about getting along with the neighbours when she downsizes to a small two-bedroom townhouse in her old stomping ground of Carlton. Her best friend of 34 years has bought the townhouse next door in a development of five at 1 Waterloo Street in a cobble lane.

"Carlton is not just a place for young hipsters – it's actually a nice place for all age groups and I feel comfortable being there and I'm Italian so it just feels familiar," the 61-year-old social policy planner says.

The restaurants, arts and activities of Carlton with the CBD nearby enticed Linardi to move and sell her Preston house.

"I see it more as a change in lifestyle where it's a beautiful home base but you want to get out into the world a bit more often, and there's lots of stuff within walking distance that you want to do," she says.



Retreat for gardeners

An Essendon apartment project offers a community garden to lure green-thumbed downsizers.

Essendon is known for its prestigious sprawling period houses on large blocks of land which its older residents can find difficult to part with and give up all that green space.

A new apartment development on the corner of Pascoe Vale Road and Cameron Road at Essendon hopes to lure local garden-loving downsizers by creating a private park to the side of the building with seating areas, barbecue facilities and a community garden.

The 50-apartment project named Esse has a green theme that begins at the entrance foyer which feature vertical gardens and a waterfall.



A collaboration between developer Romano Property Group and architects Clarke Hopkins Clarke, Esse will have 28 two-bedroom apartments and 22 one-bedroom apartments across five levels with commercial space on the ground



floor. Apartments in the upper two levels facing south-east will have views of the city skyline.

With apartments sized from 48 to 71 square metres of internal living space, prices range from \$350,000 to \$530,000. Private courtyards and

balconies add another eight to 44 square metres of outdoor space to each apartment.

All come with carparks and most have either walk-in or over-bonnet storage cages. Construction of Esse is expected

Downsizers' delight: Artistic impressions of Esse. Its 50 apartments on five levels are priced from \$350,000 to \$530,000.

to be completed by June 2016.

A display suite at 3/70 Racecourse Road, North Melbourne, is open Mon-Fri, noon-2pm, or by appointment on Saturdays, phone 9254 6650.

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