

NEW HOMES  
LORNA EDWARDS



# George and Andrew changes the game

A townhouse development on a corner site in Windsor offers individual titles with no owners' corporation fees.

Owning your very own street number without another number and slash before it is out of reach for many buyers looking for a hip residence in the increasingly dense inner city.

A development of five townhouses at Windsor offers addresses without that slash factor - all have their own street frontage, private lock-up garages and no owners' corporation fees.

The sleek, contemporary townhouses are named "George and Andrew" after the two streets they front from the corner site.

Those looking for stylish modern townhouses will appreciate they are not the cookie-cutter variety with their design by DKD Architecture and boutique inner-city developer Milieu Property, whose recent projects include Whitlam Place apartments in



Fitzroy and the Amsterdam-style townhouses in Bedford Street, Collingwood.

This is the developer's first foray south of the Yarra. Only five kilometres south-east of the CBD, Windsor is a suburb favoured by



creative types who might be too cool for the brash and bold St Kilda and too hipster for the towers of South Yarra but still enjoy being close to Fitzroy Street, Greville Street and Chapel Street.

"One of the most appealing things

about this project is that a lot of townhouse developments are in semi-industrial and commercial areas but this is in a residential and leafy street that feels tucked away and quiet," says Milieu director Michael McCormack.

"We think that it is a huge point that these townhouses are individually titled so there's absolutely no body corporate and you are buying the land that your townhouse sits upon," he says. Built on the site of an old

weatherboard house, the "George and Andrew" development consists of two three-bedroom townhouses with two bathrooms, two with two bedrooms and two bathrooms and a one-bedroom, one-bathroom option. Internal living areas range from 76

The George and Andrew townhouses come with Miele appliances and an island bench that doubles as a dining space.

to 116 square metres with balconies and courtyards providing another 16 to 36 square metres of space.

Two-bedroom townhouses are priced between \$765,000 and \$860,000 while the one-bedroom townhouse is selling for \$640,000.

The two largest three-bedroom townhouses include private rooftop terraces in addition to the rear courtyards and street-front balconies and are priced at \$1,070,000 and \$1,090,000.

Kitchens come with Miele appliances and Rogerseller tapware and an island bench that doubles as a dining space. A marble block can be used as a preparation bench or as a platter.

The five townhouses, just 100 metres from High Street, Prahran, are expected to appeal to city professionals and young families who want individual properties but can't afford established homes in the area.

Windsor has plenty of private schools nearby and the development is also only 1.8 kilometres from Albert Park Lake and 1.5 kilometres from Fawkner Park.

Construction is expected to be completed by the middle of next year. Interested buyers can view floorplans through selling agent Jellis Craig, phone 8866 8600.



Laurie Jury has invested in a "George and Andrew".

## Windsor vision

Retired Sandhurst couple Laurie and Helen Jury have been investing in property since the late '70s and have learnt a thing or two about the Melbourne market along the way.

"We don't like the big tower units and prefer the smaller boutique developments," Jury says.

Their latest investment is their first off-the-plan purchase of a two-bedroom townhouse, one of five "George and Andrew" townhouses by developer Milieu Property.

"We've had property in that area for quite a few years and even though the demographics of Melbourne has changed, the blue-chip areas still give you good value for money and good capital growth," he says.

"It's quite handy to the trams, Windsor train station and Chapel Street is just up the road. There is no body corporate involved... and they've got lock-up garages, which is another important part of buying and selling."



# An (old) sole conversion

A factory conversion of new apartments in Kensington retains the sawtooth roofline of its industrial past.

Only four kilometres from the city centre, Kensington has rapidly evolved as a residential suburb since the closure in the 1980s of the last of the abattoirs and sawyards that once dominated the area.

The suburb boasts period houses from workers' cottages to grand residences and some of its old factories are now being converted into apartments.

A development at 85 Lambeth Street in Kensington is a conversion of an old shoe factory into a block of 15 apartments over three levels.

Developed by Lambeth Holdings and designed by Fabric Architecture, the project known as L85 offers



contemporary apartments in a brick building that retains the sawtooth factory roof as a salute to its industrial past.

The development, which consists



solely of one-bedroom apartments, has attracted a mix of investors and first-home buyers and young professionals seeking an inner-city abode only two train stops from the

CBD. The 15 apartments ranging from 43 to 68 square metres all have one bedroom and one bathroom while some have a study. Balconies and ground-floor

The former shoe factory has been split into 15 apartments over three levels.

courtyards add another eight to 21 square metres of outdoor space and prices range from \$359,000 to \$420,000.

Committed cyclists won't mind the lack of a car park.

There is basement storage for all apartments with room to park bicycles and scooters and the address offers easy access to Melbourne's 29-kilometre Capital City Trail.

Construction has begun with the project expected to be completed in August this year.

Floor plans can be viewed at Rendina Real Estate, 519 Macaulay Road, Kensington, phone 9381 6512.

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