

Luxury living on high

Skylofts 601 is already attracting interest, writes **Sean O'Callaghan**

SKY-HIGH living is proving a hit with buyers in Melbourne's central business district. About 85 per cent of the one and two-bedroom apartments in the Skylofts 601 project have already been sold.

Developer Urban Inc will build the 81 apartments over five floors — starting at level eight of the existing building at 601 Little Collins St.

Video intercom and swipe card entry to a separate foyer will set aside the apartments from the existing seven floors of office and storage



space, which will remain in operation. Skylofts sales director Lucy Mack says the Elenberg Fraser Architects design is proving popular with first-home buyers as well as investors. "The development features a range



Classy: High-quality fittings are a feature of Skylofts apartments.

of boutique apartments with high-quality fittings such as European appliances and stone benchtops," Mack says.

"All apartments include balconies — many with spectacular views — and the exterior of the building is a perforated metal designed to withstand the elements and the wind."

One-bedroom apartments range

from 41sq m to 58sq m, while two-bedroom apartments are from 61sq m to 87sq m.

The site sits between Docklands and the CBD and is in easy walking distance to both and there will be bicycle storage racks in the building.

Restaurants and cafes are nearby as well as shopping, while Etihad Stadium and Southern Cross Station are a short walk away.

Developer incentives on offer include a 6 per cent guaranteed rental return and interest on the deposit.

Construction is due to start in March and finish in the middle of next year.

A display suite at 601 Little Collins St is open on Wednesday, Saturday and Sunday from noon to 3pm.

Price range:
One-bedroom apartments from \$304,000, two bedrooms from \$485,000

Tale of two towns

CASTLEMAINE v WOODEND

The corridor between Melbourne and Bendigo has had strong demand in recent years as new transport options, the lifestyle and the affordability attract buyers. REIV figures show the median house price in Castlemaine rose 47 per cent in five years, from \$232,000 to \$400,000. Woodend is close to Melbourne and more expensive, with a median of \$652,000 — up 70 per cent in five years. Both towns have had bigger increases in demand than Melbourne.

WHAT YOUR MONEY BUYS



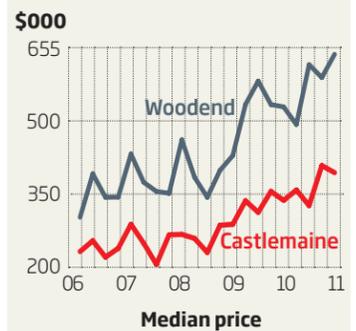
\$425,000

160 Willy Milly Rd, Castlemaine
Traditional three-bedroom, weatherboard house on 2ha, with water tanks and native garden



\$680,000-\$740,000

35 Ryans Rd, Woodend
Four-bedroom, two-bathroom brick house on 2ha of bushland, with tank and bore water



Boutique block designed for village life

EMPTY-NESTERS are the target audience of a boutique block of apartments in the heart of Toorak.

Six Brookville Rd will put five two-bedroom apartments and one three-bedroom penthouse in a leafy street between Hawksburn and Toorak villages.

Neometro is developing the low-rise, \$13 million project, which director Jeff Provan describes as having a strong design aesthetic.

"We like to use a mixture of natural materials and finishes, such as textured wood combined with stone or polished concrete, to create a contemporary but comfortable space," Provan says.

The six apartments will range in size from 105sq m to 226sq m.

Most of them face north, and those on the ground floor have courtyards.

Upstairs apartments have terraces and the penthouse has a wrap-around terrace.

Each of the two-bedroom apartments has two bathrooms and a study and a black, veneer fireplace will be a focal point of the living rooms.

Kitchens will have porcelain tiles and Miele appliances, and a walk-in



Top design: The proposed apartments at 6 Brookville Rd in Toorak.

pantry in the penthouse will lead through to the laundry.

A solar-booster hot water service and a passive solar design are among the sustainable features of the project,

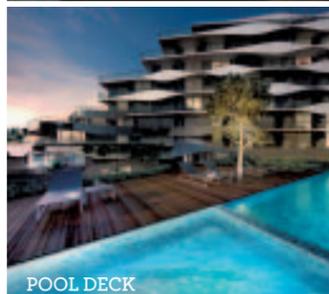
as well as windows for cross-ventilation and external shading.

Six Brookville Rd will have basement parking, bike storage, storage cages and a private lift.

Price guide:
Two-bedroom apartments from \$1.475 million, three-bedroom penthouse \$3.375 million.



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