

Units to be Otto this world

Sean O'Callaghan

THERE is nothing back to front about a new development in Brunswick. With a six-star energy rating, design from Daryl Pelchen Architects and a Brunswick address just metres from public transport, shops and cafes, Damgar Group's latest project — Otto — is appealing from any angle.

Damgar managing director Damian Fraser said the name Otto, a palindrome, complemented the project's visual appeal because it read the same way no matter what angle the building was seen from.

"We liaised with the council to beautify Michael St, which was a disused industrial estate, and this will involve planting gardens and trees to make the area attractive and vibrant at street level," Mr Fraser said.

"We've also ensured the building sits well from an environmental perspective, from the building products we've used to the money spent on attaining the high-energy rating," he said.

The 64-apartment project is at 175-179 Sydney Rd within 1km of Lygon St, Princes Park and the Melbourne Zoo, and is proving popular with buyers — 80 per cent of units have already sold.

Cross-flow ventilation, double-glazed windows and a solar-energy system powering the body corporate areas help the project achieve its six-star energy rating.

Each apartment has reverse-cycle heating and cooling, an outdoor terrace and direct lift access. A basement car space, storage cage and bicycle rack are also included.



Handy, dandy: An artist's impression of the 64-apartment Otto development for Sydney Rd, Brunswick.

Mr Fraser said the remaining apartments were mostly north-facing with great views, and buyers could take comfort from the fact construction had already started.

"There is no nervousness with this development — unlike other off-the-plan projects, this is an opportunity

to buy into a development that's tangible and is definitely going ahead," he said.

"Construction is ahead of schedule and buyers can still benefit from stamp-duty savings."

Completion is set for March. A display suite on-site is open by

appointment. Details: Castran Gilbert sales manager David Howard on 0407 766 320.

Price range
One-bedroom apartments from \$365,000, two bedrooms from \$445,000.



Opulence put on exciting new level

SOUTH Yarra is known for its affluence, but Neometro is taking it to a whole new level — or four.

The project at 126 Walsh St, just a few hundred metres from the Royal Botanic Gardens, is a four-storey project made up of four residences, each occupying a floor and measuring in at more than 300sq m.

A collaboration between Neometro, Besen and Carr Design,

the flats are priced from \$4 million. Neometro design director Jeff Provan said each was modern, opulent and unique.

"It's all about building comfort and style, which comes not only from the look, but also how the design, the surfaces and the outdoor amenities all feel," he said.

"This is an integration of architecture, interior design and landscape and the outcome is far greater than the sum of its parts."

Two of the residences remain for sale — one with three bedrooms, the other with two and a study.

Each has an outdoor terrace facing Walsh St, three car spaces and a main bedroom with ensuite and walk-in robe.

Construction is due to start in November and finish in early 2014.

For more information, contact Neometro sales manager Ben Khong on 0401 783 232.

TALE OF TWO SUBURBS

CRAIGIEBURN v ROXBURGH PARK

➤ Craigieburn and Roxburgh Park are both about 20km-25km north of Melbourne's CBD.

➤ Both suburbs have access to the Craigieburn train line and the Hume Highway.

➤ REIV figures show Craigieburn's median house price was \$350,000 in the June quarter this year — up 37 per cent in five years.

➤ Roxburgh Park also recorded a median house price of \$350,000 — it was up 29 per cent during the same time frame.

WHAT YOUR MONEY BUYS



\$333,900-\$367,000

12 Wattletree St, Craigieburn
Brick house with three bedrooms, two bathrooms and garage

Agent: Real Estate City Craigieburn, ph 9308 2371.
Mesut Ulusoylu 0434 635 668
Sale type: Private



\$300,000-\$330,000

6 Wintle Close, Roxburgh Park
Brick house with four bedrooms, two bathrooms and garage

Agent: YPA Meadow Heights, 9309 4888. Sam Kanjo 0404 165 555
Sale type: Private

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