

DEVELOPMENT KATHERINE TOWNSEND

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All part of the tapestry

From renowned architects comes a snazzy addition to a diverse area.

\$450,000-\$965,000

NORTH MELBOURNE

Radius

175-191 Dryburgh Street

Private sale

Agent Latitude Real Estate,

9693 3460

Melway 2A F9



A HYBRID townhouse-and-apartment development on the corner of Dryburgh and Queensberry streets is a new link in the transformation of once-industrial North Melbourne.

Radius, which will have seven townhouses and 19 apartments, is designed by award-winning architectural practice Fender Katsalidis Mirams. The two-storey townhouses will have their own Dryburgh Street address and the apartments will be built on the two levels above the townhouses.

Fender Katsalidis Mirams' design, in a diverse neighbourhood that includes everything from warehouse conversions to Victorian terraces, has a simple contempor-

ary look with protruding and recessed areas and rippled concrete exterior panels.

The development is comprised of four one-bedroom, 13 two-bedroom and two three-bedroom apartments and the seven two-bedroom townhouses.

The three-bedroom apartments are sold but the remaining mix gives buyers a variety to choose from and sizes are surprisingly broad: one-bedroom apartments range in size from 45 square metres to 72 square metres, two-bedrooms from 74 square metres to 91 square metres. All have one bathroom. The two-bedroom apartments range in price from \$606,000 to \$611,000.

Townhouses range from



The modern project, simply called Radius, will feature seven townhouses and 19 apartments, offering buyers a range of living options.

146 square metres to 157 square metres with up to 30 square metres of external space and come with the option of two entries — via their street-front terrace or the development's lobby, also on Dryburgh Street.

In each townhouse, the lower level is devoted to an all-in-one living, dining and kitchen area, along with a powder room and laundry near the door, accessed from the Queensberry Street lobby.

The living room opens to a terrace overlooking Dryburgh Street and, upstairs, both bedrooms open to balconies. The main bedroom has an en suite. Townhouses are all priced at \$965,000.

All apartments and townhouses

feature timber floors, basement parking, access to a communal roof garden and stylish kitchens that include stone benchtops. Buyers have a choice of light or dark colour schemes. Twelve apartments and one townhouse have sold.

Project manager Paul Rankin says North Melbourne "has been underestimated for a long time" and the area's proximity to the city draws buyers, as does the well established infrastructure, but he says what makes North Melbourne unique for architects and developers is that the area's mixed-use land and varied history allow a certain creative freedom in the redevelopment of sites. Radius is likely to be finished early next year.

THE BOWERY

\$439,000-\$1,045,000

RICHMOND

47 Murphy Street

Private sale

Agent Melbourne Real Estate,

9429 0455

Melway 2H E6

AN UNUSUAL Richmond site, where commercial and residential buildings meet on the corner of Murphy and Burnley streets, has allowed a new development to reach six levels and create beautiful outlooks, including city views for some of the 29 apartments. The Bowery, designed and developed by architect David Lee, will have nine one-bedroom and 20 two-bedroom apartments with 6.3-star energy ratings via features such as double-glazed windows. The one-bedroom apartments range from 50 square metres to 62 square metres and the two-bedrooms, all with en suites, from 78 square metres to 110 square metres. All ground-floor apartments have large terraces — up to 48 square metres. Fittings include Smeg appliances and Rogerseller bathrooms. One bedrooms range from \$439,000 to \$519,000 and two bedrooms from \$595,000 to \$1,045,000. Construction will begin in May and be finished a year later.

