

NEW HOMES
LORNA EDWARDS

Pole position at Albert Park Lake

A Queens Road development offers apartment residents the perks of sharing a building with a five-star hotel.

An apartment development with never-to-be-built-out views over Albert Park Lake offers residents the trappings of having a five-star hotel in the same building.

Arthur Apartments at 14 Queens Road, Melbourne, is the latest venture of Hallmarc Developments and will consist of 96 apartments above five levels of a five-star serviced-apartment hotel called Tyrian at Arthur.

At the city end of Queens Road, the development on the site of a former office block has a coveted location on the edge of the CBD and Albert Park Lake, offering views of the annual Australian Grand Prix.

"We are two kilometres from the CBD, two kilometres from St Kilda, two kilometres from South Yarra and two kilometres from the beach in a

very tranquil spot with a view over Albert Park Lake and everything that goes with it," says Hallmarc director Michael Loccisano.

Hallmarc is offering the first 50 buyers a chance to go in the draw for a \$125,000 Porsche Boxster – not a bad bonus, especially if the winner has paid \$425,000 for a one-bedroom apartment.

The building's hotel is based on the company's hip Tyrian serviced-apartment hotel on Johnston Street, Fitzroy.

A rooftop deck overlooking the bay and Albert Park with seating areas, an infinity pool, a gymnasium and sauna will also be shared between residents and hotel guests, though only residents can use the rooftop's private dining rooms.

With the hotel contributing half the building's operating costs, owners'



corporation fees will be halved and residents can also make use of the hotel to accommodate their own guests and enjoy the bonus of a 24-hour concierge.

Thirty of the apartments have been snapped up, mostly by downsizers from Hawthorn, Kew,

Balwyn and Brighton, as well as young professionals working in the city. One buyer splashed out on two penthouses and a one-bedroom apartment to combine into a 300-square-metre living space.

Two "grand penthouses" priced at \$1.79 million and \$1.89 million have

149 to 156 square metres of internal living space plus outdoor terraces of 76 to 84 square metres with integrated barbecues, outdoor kitchens and louvred pergolas.

Two-bedroom apartments are sized from 74 to 114 square metres internally with balconies of eight to

32 square metres. They are priced from \$740,000 to \$1.77 million.

The one-bedroom apartments priced from \$425,000 to \$585,000 have 43 to 61 square metres of internal space and balcony areas sized from 6.7 to 9.3 square metres.

Apartment interiors include Italian-

made Valcucine kitchens with glass benchtops and splashbacks and integrated Miele appliances.

Residents can check out the views before construction at the display suite on the 11th floor at 14 Queens Road, Melbourne, open daily 11am-3pm, phone 8538 5454.

Artist impressions of Arthur Apartments - 96 residences atop a five-star hotel, with exceptional views. Prices start at \$425,000 for one-bedroom apartments.



Trackside dreaming

The parkside location of Arthur Apartments at 14 Queens Road on the edge of the city centre was a strong drawcard to apartment buyer Adrian Snaidero.



Adrian Snaidero

"The fact that you've got these views that cannot be built out is a big feature and as there is more development in the CBD and surrounding areas, people will want a point of difference and I see this as having that."

Downsizing to a two-bedroom apartment from a large family home in Balwyn North, Snaidero thinks there will be benefits living above the five-star Tyrian at Arthur hotel.

"You do get the advantages of a 24-hour service at the reception, which you normally have to pay extra for in an apartment complex," he says.

A keen motorsport fan, he looks forward to crossing the road to attend the Grand Prix and imagines the F18s that fly over the track will be almost in the living room of his ninth-floor apartment.