

FOR SALE



Port Melbourne

DGi  
properties



## EYE-CATCHING BOUTIQUE PORT MELBOURNE APARTMENTS

ONLY 22 - 1, 2 & 3 BEDROOM APARTMENTS AVAILABLE

A boutique Penthouse and Loft-Style apartment development for refined and stylish contemporary living. A revitalised building with a fascinating past, its heritage look and feel maintained and its status as a leading character in the story of its Port Melbourne neighbourhood.

Once an integral part of Port Melbourne's industrial fabric, this heritage factory site has been thoughtfully recreated as a space for comfortable, contemporary living, both inside and out. Twelve spacious apartments are located on levels one, two or three, and ten luxury penthouses sit atop the factory shell, with views in every direction.

Bathed in natural light, the penthouses are graced by high ceilings, oversized windows and floor space ranging from 142 to 147 square metres. An internal courtyard offers the opportunity to bring the outdoors in and create your own little paradise garden, while a large, exclusive roof terrace that can be accessed by a private internal staircase is also all yours and offers a luxuriously elevated outdoor element.

Interior design will be sophisticated, contemporary and curated for comfortable modern living. A refined, industrial look and feel will infuse the entire development. The existing palette comprises wide plank oak timber flooring throughout the living areas (including kitchen), 100 per cent wool carpet in the bedrooms and porcelain tiles in wet areas. Splash backs will be a pale grey natural stone with white veining. Polished plaster concrete will feature in key areas. In

3 2 147 m<sup>2</sup>

<b>Price</b>	NEW APARTMENTS
<b>Property Type</b>	Residential
<b>Property ID</b>	273
<b>Land Area</b>	147 m <sup>2</sup>
<b>Floor Area</b>	147 m <sup>2</sup>

### Agent Details

David Gargaro - 0413 202 259

Tony Gargaro - 0411 222 766

### Office Details

Port Melbourne  
152 Rouse Street Port Melbourne VIC  
3207 Australia  
03 9690 9999



addition, Penthouses will have island benches with inbuilt shelving, entry areas including a welcome station, display shelving and a coat cupboard, and an entertainment area with a fireplace and bar.

Considered design features include:

- Automated skylight windows
- Flexi room options (study/bedroom)
- Steel pergola with timber battens
- Retractable Clothes Lines to roof deck
- Built in living room joinery including fireplace (optional)
- Automated blinds
- French door fridges (optional)
- Polished plaster walls (to select areas)
- Natural stone benchtops and splashbacks in kitchens
- Pre-formed sink/benchtops in bathrooms
- Brushed nickel tapware
- Double glazed windows
- North orientation
- Balcony planters/outdoor planting/landscaping
- Solid timber feature entry doors

The one, two or three-bedroom New York loft-style apartments are spacious, with some ceilings more than 5 metres high and oversized windows that flood the living spaces with daylight and frame surrounding views. All will have access to a shared roof terrace, BBQ and entertaining area, and are imbued with a heritage feel. The apartment interiors have also been designed by the renowned Kate Roach with considered design features including:

- Retractable clotheslines to balconies
- Automated blinds (loft-style apartments only)
- Natural stone benchtops and splashbacks in kitchens
- Double glazed windows
- Balcony planters/outdoor planting/landscaping
- 5m ceilings in loft-style apartments

Coming home to Port Melbourne and strolling along the waterfront brings a sense of freedom few are lucky enough to enjoy every day. Bay Street is a five-minute walk from your front door. Here, you'll discover an abundance of quality cafés, gastro-pubs and restaurants, designer fashion and homeware boutiques.

Choose to spend your weekends unwinding at the waterfront, cycling the picturesque seaside bay trail, lazing on the beach while losing yourself in a good book, breathing in the clean sea air, or simply enjoying a slow breakfast at one of Port Melbourne's stellar cafés. Port Melbourne enjoys the best of both worlds – the ease and carefree feel of beachside living and world-class, Melbourne city amenities and lifestyle. Why choose between city and sea, when you can have both?

Educational facilities for all ages are within close proximity and include Albert Park College, one of Melbourne's leading secondary schools. Medical centres are

also handily located. Conveniently serviced by trams two minutes from your front door, and bus stop just across the road. This is a rare opportunity to experience the highly sought-after advantages of relaxed bayside living with unparalleled city access.

For further details call David Gargaro on 0413 202 259.

**\*\*NOTE: ALL EMAIL ENQUIRIES MUST CONTAIN A PHONE NUMBER\*\***

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.