

DEVELOPMENT

NEW HOMES

Suite views for all

A South Yarra site is being developed, writes **Katherine Townsend**.

A LARGE site in a hidden corner of South Yarra that once housed a waste dump, council depot and weighbridge, is being redeveloped into a residential area complete with new parkland.

The development, behind Toorak Road and Chapel Street, on the railway line's northern side, will be known as Clara South Yarra.

R.Corporation is developing the irregularly shaped site, which has

Clara South Yarra
Address: 1 Clara Street, South Yarra
Price: \$297,500-plus
Private sale: Castran Gilbert, 9627 1177
Melway: 2L K7



Clara South Yarra will include a 156-apartment complex surrounded by a new park.

frontages to Clara Street, Surrey Road and Palermo Street.

At the front of the complex, facing Palermo and Clara Streets, are single-level and three-storey townhouses. At the rear of the site a 12-storey apartment block will overlook a large new park fronting Surrey Road.

The 156 apartments in the Clara development, which begins a two-year construction schedule in July, are now being marketed.

With 12 levels and seven floor plans covering everything from studio-style one-bedroom to larger one and two-bedroom apartments, there has been plenty of choice for buyers.

R.Corporation's John Roach says

the smaller one-bedroom apartments have been popular with young buyers looking for an "affordable entry into South Yarra".

He says the apartment block's design means all but one of the floorplans have views north, east and west towards the city and parkland, rather than south over the Dandenong train line. More than two-thirds of the apartments have been sold, and the apartments with the best views (above level four) have been particularly popular.

Two-bedroom corner apartments with wrap-around balconies have already sold out.

The smallest are one bedroom, 35-square-metre studio-style apartments with a curtain screening off

the bedroom or, if preferred, a solid wall. These apartments are from \$297,500.

The larger one-bedroom apartments range in size from 43 to 52 square metres, with some less than \$400,000 but most in the low-\$400,000s.

A large team has designed Clara's apartment block: architectural firm Elenberg Fraser, landscape architects Tract and "lifestyle collaborator" Johdi Meares.

Together, they have created a stylish building with a honeycomb exterior, a walled garden dominating a dramatic lobby, and all surrounded by a park that will be open to the wider South Yarra community.

A display suite is open on site.

Waioara@15

Address: 15 Waioara Street, Caulfield North

Price: \$560,000-\$595,000

Private sale

Agent: TBM, Caulfield, 9525 9222

Melway: 58 J9

REFURBISHING apartment blocks gives a new lease of life to tired but structurally sound buildings while helping developers avoid costly planning disputes that often beset new projects.

This late-1960s apartment block refurbishment in Caulfield's expensive Waioara Road means buyers can own a relatively affordable property in one of the area's most exclusive streets.

The complex has ground floor garages, with nine apartments over two levels sitting on top. Four two-bedroom apartments remain for sale.

They come in a couple of different floorplans: one has a large, almost L-shaped living and dining room, and the other comes with a study area.

All have one bathroom, a separate powder room, an all-white CaesarStone kitchen and garage. Like many 1960s apartments, they are large and light.

KATHERINE TOWNSEND

