

DEVELOPMENT

NEW HOMES

Sustainable credentials

Neometro's South Yarra apartment complex will try to blend with its leafy surroundings, writes **Katherine Townsend**.

AWARD-winning developer Neometro has launched Airlie Bank, a project in which nine apartments will nestle down a bluestone-cobbled lane in a quiet corner of South Yarra.

The four-level project is being built on the site of an old tennis court, behind the former Airlie Police College on the corner of Punt and Domain roads. Access will be via the bluestone-lined Airlie Bank Lane, off Walsh Street.

The new building is within a short walk of the Royal Botanic Gardens and, while surrounded by 100-year-old South Yarra mansions, the position offered Neometro the planning "advantage" of being near a



Airlie Bank's interiors will have Neometro's classic, simple lines and plenty of light.

few medium-density blocks of 1950s and '60s apartments.

Neometro's design makes the most of the 640-square-metre site, building almost to the boundaries but, with the clever use of vertical garden sight screens, residents will have the advantage of privacy and a green outlook without high-maintenance gardens.

Like most of the award-winning firm's recent projects, Airlie Bank wears its environmentally sustainable credentials on every surface: its



rainwater tanks collect water for toilet flushing, the roof has photovoltaic cells to

collect power for shared body-corporate areas, the building is designed with cross-ventilation in mind and the design pays attention to thermal heating and cooling.

Neometro director Jeff Provan says the aim was to design a timeless building using quality low-maintenance materials that would age well but "not compete with the architecture of adjoining heritage buildings".

All nine apartments will be single-level and range from 70

square metres to 200 square metres. Most will have two bedrooms and a study, with two bathrooms and two underground parking spaces. The penthouse will have three bedrooms.

Neometro marketing agent Plinia Crea says the development has been well received by those keen to live near Melbourne's "lung" — the Royal Botanic Gardens.

Prices began at \$1.22 million but of the three still on sale, the price ranges from \$1.64 million to \$2.35 million.

Construction is expected to start next month and take 16 months to complete.

Jade apartments

Address: 6 John Street, Box Hill

Price: \$160,000-\$210,000

Private sale

Agent: Castran Gilbert, 9827 1177

Melway: 47 D10

BOX Hill is one of the Brumby Government's designated activity centres and its bustling combination of education, health, shopping and transport facilities is drawing apartment developments aimed at investors and first-home buyers. The latest is the Jade project, which will offer 70 one-bedroom apartments over three levels in a dead-end street close to Box Hill Central. Prices for the 30-square-metre apartments range from \$160,000 to \$210,000. The development is within walking distance of a large TAFE college, hospital and medical facilities and a large shopping centre, with train and bus links. The apartments, while small, will have separate bedrooms and white interiors with splashes of colour and the kitchens will have stone benchtops and dishwashers. The project will be finished in 2011.



Airlie Bank

Address: Airlie Bank Lane, South Yarra

Price: \$1.22 million-plus

Private sale

Agent: Neometro, 9534 7774

Melway: 2L E2