

FEATURE HOME

By JAYNE D'ARCY



A parkside reinvention

You may have noticed the gutted building along St Kilda Road, near Commercial Road, some time ago. Perhaps you spotted it from nearby Albert Park Lake, or from the tram along Melbourne's iconic St Kilda Road.

What you were seeing was the skeleton of an L-shaped high-rise office building from the 1970s. Looking right through it exposed, for the first time in decades, the tree canopy of Fawkner Park.

Today, the building stands full and complete. It presents us with the theme of "reuse" at its very best. Instead of demolishing it, as is the norm, this building was reinvented. Welcome to The Fawkner Residences, a project by LAS Development Group and Qualitas.

Residents have moved in and they're checking their phones on comfy couches and chairs in the

Melbourne:

Those looking for a culture fix have some of Melbourne's most recognised icons on the doorstep – the NGV, Hamer Hall and Federation Square. Keen runners can be spotted sweating it out at the Royal Botanic Gardens, or The Tan as the locals call it.



Recent Sales

\$1.31 million 909/576-578
St Kilda Road, July

\$1.41 million 1503/1
Queens Road, May

\$1.1 million 4/27 Queens
Road, May



travertine-floored foyer (from the foyer to inside the lifts, travertine is used as a nod to the building's past). There to help is the 24-hour concierge. They may have just checked their letterboxes, which have been ingeniously split up and hidden in intimate alcoves beyond the foyer. There's a wine room hidden away, too – perfect for secret meetings and tastings. A larger communal space is tucked behind the concierge area.

Back out in the open, devil's ivy and other classic 1970s fronds are freshly planted; concrete shapes and features add interest. These plants are crucial to The Fawkner Residences and provide just one of the many links that this remarkable apartment building has with one of Melbourne's most respected outdoor spaces.

Take the door to the right, shimmy alongside the building and you have direct access to South Yarra's

Fawkner Park. It's a haven for green space lovers – fields designed for many different team sports are lined with trees. Neither crowded nor imposing, Fawkner Park just is. And for many of those living in The Fawkner Residences, it's what they'll see the second that they wake up.

"One of the most important things was to have a really peaceful outlook, and to bring that view, and light, into the apartment," says Sharon Swyer, head of marketing for The Fawkner Residences.

Residents have chosen from 60 different floor plans in the building (apartments range in size from one to four bedrooms), so step into your neighbour's apartment and you're likely to find something completely different to your own.

Interestingly, 2023 square metres of the footprint which, as Swyer says,

could have been used for another building, is becoming yet more green space. It's a huge parcel and, like the apartments themselves, will only reveal itself when you're in it, turning corners to explore.

Exploring this building is fun. The communal areas are fun. The infinity pool looks over Port Phillip Bay and lets you swim towards the Shrine of Remembrance. The face of Wurundjeri elder William Barak in the distance is clear.

From the apartment balconies (those on the ground level have their own gardens) you can plot your next move: where to in this precinct? Some of Melbourne's most-loved French restaurants are close. Over the park is the Prahran Market. The Alfred on Commercial Road is around the corner. Of course, it's Melbourne, so a good coffee is just a stroll away. ☺

What the agent says



Brett Griffith
Colliers International

MELBOURNE

424/499 St Kilda Road
\$1.77 million

3 \ 2 \ 2

This is a sanctuary of peace. You first notice the light streaming through the sound-proof sliding doors and the view of Fawkner Park. You soon realise that you've missed subtle, hidden things. The main bedroom here is behind a large wall. "You can bring your art collection. This has actually been thought about," says Sharon Swyer, head of marketing for The Fawkner Residences.

Creating the sense of "home" and "house" were two intentions of the design, and architecture and interior design studio Kerry Phelan Design Office (K.P.D.O) worked with the tall ceilings and "zones" to maximise that feeling.

While the two bedrooms don't share the park views of the main bedroom, they have their own bathroom, with bath and built-in wardrobes. Get to work cooking up a storm in the Gaggenau oven and soak in the scene.

Agent: Colliers International, Brett Griffith, 1300 886 026



Park front living with the same attention to detail and dedication to quality as a luxuriously appointed home.



See more at
[domain.com.au/
2013751505](https://domain.com.au/2013751505)

