

Off-the-plan luxury

JONATHAN CHANCELLOR

MELBOURNE SQUARE, VIC

Sales are well under way at BLVD, the 77-storey third tower in OSK Property's \$2.8 billion Melbourne Square precinct amid landscaped gardens, the centrepiece of the largest site in Southbank. Some 45 per cent of 591 apartments have sold, with 262 signed contracts valued at \$218 million. The tower, at 19 Hoff Blvd, designed by international award-winner Cox Architecture with interior design partners CARR, has Gallery Residences starting at \$541,000 for one-bedroom apartments; two-bedroom apartments start at \$763,000 and three bedrooms are from \$1.215 million. Penthouses range from \$3.985 million to \$9.535 million. BLVD residents will have access to a level-8 Podium Club, including a pool, sauna and gym, as well as a lounge, cinema/karaoke room and a golf simulator. There will also be the Level 55 Skye Club, comprising a gym, cocktail lounge and private dining room, as well as Co-Quarter, a modern office environment. Cox Architecture director Paul Curry says Melbourne Square is pursuing WELL Certification, one of the first such residential projects in Australia. Construction of BLVD is set to begin in the first quarter of 2024, with completion slated for 2027.



ELIZABETH BAY, NSW

Half of the whole-floor apartments in the No. 1 Onslow Place project in Sydney's Elizabeth Bay sold within the first month of its marketing. Comprising just six residences, it is the flagship project of Nick Couloumbis, founder of developer Toohey Miller. Completion is set for late 2025. The building is located across from Arthur McElhone Reserve and adjacent to the landmark Modernist construction St Ursula. Couloumbis paid \$13.8 million for the 12 units in the three-floor complex that previously occupied the 474sq m site, with his acquisitions ranging from \$860,000 to \$1.525 million last year. The initial sales through Ben Stewart at Stewart Residential in conjunction with CBRE agent Astrid Neyt saw the first-floor apartment fetch \$8.25 million and level two \$10 million. The penthouse, which will be over two floors and include a plunge pool with a glass wall, has attracted attention at \$25 million. The project is a collaboration with Tzannes architectural studio and interior designer David Hicks in the Melburnian's first Sydney apartment appearance. Set behind distinctive brickwork echoing 1920s architecture but using new brick-making techniques, it will feature high-end finishes, private entry, and oak flooring throughout. All the east-facing apartments have curved balconies and there will be double parking and storage spaces.



NORWEST, NSW

Infinity Park at Sydney's Norwest by the Haitchin Group has set an apartment record for the Hills District. A four-bedroom penthouse sold off the plan for \$3.7 million, topping the previous \$3.4 million record. A series of records is expected with future sales in the development. Overlooking the championship Castle Hill Country Club, Infinity Park will comprise 290 apartments designed by for Turner Studio across three residential buildings. The project consists of a 25-storey tower, Marque, along with two five-storey low-rise buildings, Alpha and Omega, with the most premium two- and three-bedroom apartments in the precinct. Communal facilities include a gym and a tropical lagoon-style pool. Construction is under way, with estimated completion in mid-2025. Haitchin Group's Robert Tasevski expects the larger two- and three-bedroom apartments to cater to local downsizers.



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