

## DEVELOPING OUR CITY

### PARK & RAPHAEL

**Address** \ 59-67 Park Street, Abbotsford

**Developer** \ Kalex

**Interior design** \ DesignOffice and Cantilever Interior

**Landscape design** \ Urban Commons

**Sales** \ Melbourne Real Estate, Georgina 0423 909 266 or Christina 0421 451 703

**Display suite** \ 65 Park Street, Abbotsford

**Open** \ Saturday and Sunday 11am – 12.30pm

» [www.kalex.com.au](http://www.kalex.com.au)

### PRICING GUIDE

**Three-bedroom townhouses** \$875,000 to \$1.375 million

### STANDARD FEATURES

- American oak floorboards
- Polished concrete
- Wool and mohair carpet
- Porcelain tiling
- 2.7-metre ceiling in living
- Oak and 2pac kitchen joinery
- Stainless-steel benchtops
- Pull-out pantry
- Gaggenau appliances – induction cooktop, underbench oven, extractor and integrated full-size dishwasher
- Rogerseller kitchen and bathroom fittings
- Full-height tiled bathrooms, walk-in shower with frameless screen, in-wall cistern, wall-hung solid-surface basin, storage
- Split-system air-conditioners in living and bedrooms
- Built-in wardrobes
- Rooftop terraces and/or balconies or courtyard

### ECO GREEN RATING

- Seven-star energy rating
- Double-glazing
- Rainwater and harvesting for irrigation
- Gas hot water system

### FACILITIES

- Outdoor kitchen on rooftop terraces
- Individual lock-up garage
- Video intercom



STAINLESS-STEEL BENCHES



FLEXIBLE LIVING

## PARK & RAPHAEL \ ABBOTSFORD

Surrounding warehouse conversions and Victorian terrace houses inspired the design of 19 luxury townhouses in a quiet pocket of Abbotsford.

The two- and three-level townhouses will have Park or Raphael street frontages, with a central lane from Raphael Street for garage and rear access. Located a few minutes' walk from the seclusion of Yarra River parklands, the townhouses will also be within walking distance of Collingwood, Richmond and Fitzroy.

Developer Kalex selected architecture and design practices Jackson Clements Burrows, DesignOffice and Urban Commons to collaborate on what JCB principal architect Tim Jackson describes as “an updated take on the contemporary townhouse”.

Jackson says they were inspired by the way former industrial spaces have become living spaces in the past 30 years.

“Park & Raphael is a hybrid of the adapted warehouse and the terrace house. The adaptability of warehouse living is central to its design – it's flexible in a way that traditional housing doesn't allow. People in the inner city have very different requirements for the ways they want to live and occupy spaces.”

The resulting design has a strong industrial aesthetic: brick façades detailed with black metal and timber, and perforated brick screening. There are seven unique layouts with internal areas (excluding garages) of 112 to 175 square metres, and 12 of the townhouses have rooftop terraces of 25 to 64 square metres, with compact outdoor kitchens.

All but one of the townhouses has three bedrooms, and garaging for one or two cars. Most have a ground-level garage and bedroom with built-in study bench, ideal for office use.

DesignOffice director Mark Simpson says people eat, cook and entertain as a social event so an open, casual kitchen sits at the

heart of layouts. The living level offers a series of spaces, to allow people sharing homes to engage in separate activities.

The kitchen centres on an island bench with stainless-steel benchtop and integrated sink on a solid oak base, with an overhang for four counter stools. A Gaggenau induction cooktop, underbench oven and integrated dishwasher are set into the island, with an overhead extractor cloaked in stainless steel and oak shelving. Alongside, a full-height unit incorporates a pull-out pantry, shelving and storage. Parallel floating wall-hung bench-height cupboards will provide further storage.

Floor plans include at least two bathrooms, with a living-level powder room in some. Simpson says the main bedroom en suites have been designed as an extension of the bedrooms, with generous walk-in showers.

One bathroom in each townhouse has a bath with overhead shower, and all bathrooms have full-height wall tiling, in-wall cisterns, concealed lighting and solid oak timber custom storage units beneath solid surface wall-hung basins, with further storage behind round mirrors above the vanities.

Interior schemes include American oak timber and polished concrete flooring, wool and mohair carpets for bedrooms and large porcelain tiles for hallways, bathrooms and laundries. Scandinavian furniture retailer Great Dane and outdoor furniture retailer Tait will offer buyers furnishing advice and exclusive discounts.

Landscape architects Urban Commons designed the compact outdoor kitchens for the rooftop terraces, as well as surrounding plantings and edible gardens. The kitchens have a preparation bench, barbecue, sink and fridge space, with a tilt door doubling as a shade awning when open. \

LIZ McLACHLAN

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**LOCATION** Kalex managing director Kyp Bosci says Park & Raphael's pocket of Melbourne has the best of both worlds, being within a few minutes of secluded parklands and also connected to the CBD, Collingwood, Richmond and Fitzroy. “This is something only Abbotsford can offer,” Bosci says. The Yarra parklands and 30-kilometre Capital City Trail are a three-minute bike ride away, via Gipps Street, with connections to Melbourne's hundreds of kilometres of trails. Abbotsford Convent's emerging arts and café precinct and the Collingwood Children's Farm are just over a kilometre away, using the river trail. One hundred metres down Langridge Street is artisan coffee house Three Bags Full. Victoria Street's restaurant precinct, trams, and Collingwood and North Richmond train stations are all about a five-minute walk. Richmond, Collingwood and Fitzroy's pubs, bars, cafés, restaurants, galleries and shopping are within walking distance. \