

MODERN HOMES

By KATE JONES



FLOODSLUGER

At a glance

26 & 28 Esplanade Brighton Beach

26 and 28 Esplanade, Brighton
Architect: Wood Marsh Architecture
Developer: SC Land
Interior design: Wood Marsh Architecture with Kendra Pinkus Interiors
Number of apartments: Four three-beds at 26 Esplanade, seven three-beds at 28 Esplanade
Sizes (sq m): Internal, 233-460; balcony 10, garden 245, super penthouse roof terrace 172
Prices: Three-bed \$3.55 million-\$4.5 million, super penthouse \$10.5 million
Parking: Two-four spaces
Completion: 2020
Agent: Hocking Stuart, David Wood 0418 315 114; Kay and Burton, Brett Graham 0417 766 777
Inspection: Display suite at SC Land, level 1, 40 Toorak Road, South Yarra, by appointment

Prestige pairing on the water



To the untrained eye, the two buildings that make up this new project at Brighton bear few similarities. Yet they have more in common than meets the eye.

One building is clad in a dark zinc with a series of fin shapes designed to add texture and provide shade. The other building is an off-white rendered masonry shell with circles randomly punctuating the facade.

But the architectural brains behind 26 & 28 Esplanade Brighton Beach says both are influenced by the beauty of the coastal elements.

“The two buildings share an architectural language but each have their own unique voice,” says Randal Marsh of Wood Marsh Architecture.

“There is a conversation between the two that highlights their differences; for instance one building is ordered while the other is random. “We are conscious of wind and water which erodes stone and shells into smooth, round objects. The buildings reference these coastal artifacts.”



MICHAEL RAYNER

Pash Flowers and Homewares Brighton store manager Laura McKissack says Brighton's demographic is evolving.

The ships cruising along Port Phillip Bay also provided inspiration, which can be seen in the porthole windows and balconies that mimic the curved hull of a large ship.

The boutique project is targeting downsizers, with generous floor plans and water views. Each building has a lift from basement parking to individual floors and lavish extras include hydronic in-slab floor heating, marble-clad open gas fireplaces, Gaggenau kitchen appliances, Hammam showers and private lock-up garages.

The location offers plenty with the Middle Brighton Baths a six-minute cycle along the foreshore bike path and two yacht clubs close by.

Florist Laura McKissack, from Pash Flowers on nearby Bay Street, says she has noticed a lot more young professionals moving into the area. “They don't necessarily want to live in the city anymore and now that apartments are being built here, just a bit further out, it's really changing the demographic,” McKissack says.

Linked to sand and sea



At a glance

Orabel Water Front

78-83 Nepean Highway, Seaford

Architect: Hachem Architects

Developer: Resimax Group

Landscaper: John Patrick Landscape Architects

Number of apartments: 140; 33 one-bed, 100 two-bed, two three-bed, five four-bed

Sizes (sq m): One-bed 50-60, two-bed 64-104; external, 8-21

Prices: One-bed from \$439,000, two-bed from \$517,000 (three and four-bed apartments sold out)

Car parking: One-two car spaces per apartment

Completion: Mid-2019

Contact: Resimax Group, Kay Dee, 1300 783 144

Open for inspection: On-site suite open Tuesday and Thursday, 11am-3pm; Saturday and Sunday, 10am-4pm



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