

MODERN HOMES

By KATE JONES



At a glance

**26 and 28 Esplanade
Brighton Beach**

26 and 28 Esplanade,
Brighton

Architect: Randal Marsh,
Wood Marsh Architecture

Developer: SC Land

Interior design: Wood
Marsh Architecture with
Kendra Pinkus Interiors

Number of apartments:
10 three-bed, one four-bed
penthouse.

**Internal sizes (square
metres):** Three-bed, 2.5
bath 223-270, four-bed,
3.5 bath, one study 460

Prices: Three-beds \$3.2

million - \$4.5 million,
penthouse \$10.5 million.

Completion: Late 2020

Agent: Kay & Burton,
Damon Krongold
0418 850 757

Open for inspection: On-

site display at 1/30
Esplanade, Brighton, open
Wed 2pm-3pm and Sat
2pm-3pm.

Curves in all the right places



Brighton's well-loved bathing boxes set the tone for this beachside suburb. In the well-to-do streets, you'll find architecture ranging from pre-war to contemporary, and all of it commonly comes in a square template.

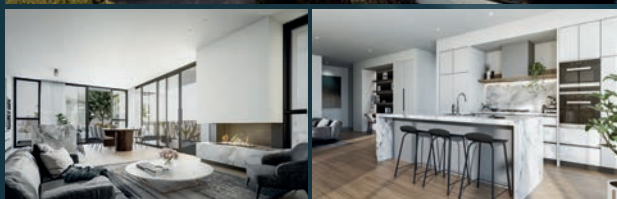
Not for the residences at 26 and 28 Esplanade Brighton Beach. The buildings that make up this development have their unique shape and style. Designed by Wood Marsh Architecture, they are inspired by the coastal surrounds with curved and textured facades.

These rare shapes are a welcome escape from the ordinary, says Damon Krongold, director of Kay & Burton Projects. "It's clearly a talking point and a point of difference to everything that's been done," he says.

Only recently launched to the market, the 11-apartment boutique project is a collaboration between Wood Marsh Architecture, interior designer Kendra Pinkus and landscape architects TCL.

Apartments occupy either whole or half floors.

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GREG BRIGGS

The burgeoning apartment market in Brighton means business is booming for Tim Purton-Smith of The Pantry.

Beginning at 223 square metres, they offer great value for money when compared with similar projects in prestigious suburbs, says Krongold.

“You’re paying under \$14,500 a metre – you can’t find that anywhere,” he says.

“For the equivalent level of fit-out in Toorak or Hawthorn, you’re looking at \$16,000-to-\$18,000 a metre, minimum.”

Brighton is in a state of flux as more baby boomers downsize from their family homes to apartments and free up large blocks for smaller homes.

A steadily growing apartment market means business boom times for popular cafe, food store and restaurant The Pantry. General manager Tim Purton-Smith says the venue serves more than 6000 people a week and with local development, this may increase.

“There’s massive change with apartments going on – we have three or four next door to us,” he says.



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Allure of the east



A working-class suburb no longer, Brunswick East is one of Melbourne’s hottest places to buy. The median house price here has exploded from \$643,000 in 2014 to \$1.059 million last year.

B.E. Apartments is one of the latest projects to hit this hungry market, offering one, two and three-bedroom apartments. The seven-level building takes in city views and is just four kilometres to the CBD.

Inside, buyers will find stone benchtops in the kitchens, reverse-cycle heating, natural timber flooring and Miele cooking appliances. Each apartment opens to a balcony or generously spaced terrace. B.E. also offers residents a communal gym, multi-purpose room with lounge and kitchen, common garden, theatre room and car parking and storage for every apartment.

Prices start at \$415,000, making this mid-rise project a tempting new address for budget-conscious first home-buyers and savvy downsizers alike.

At a glance

B.E. Apartments

15 Brunswick Road, Brunswick East

Architect: Rothelowman

Developer: Jameson Capital Pty Ltd

Interior design: Rothelowman

Number of apartments:

93. 29 one-bed, 55 two-bed, 10 three-bed

Internal sizes (square metres):

One-bed 50-55.4, two-bed 69.4-79.4, three-bed 89-145.

External areas (square metres):

One-bed 6.7-7.5, two-bed 11.7-49, three-bed 14.7-170.

Prices: One-bed from \$415,000, two-bed from \$549,000, three-bed from \$849,000

Car parking: A minimum of one car space per residence.

Completion estimate: January 2020

Agent: Capital Property Marketing, Bryce Patterson 0412 056 838



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