

DEVELOPMENT KATHERINE TOWNSEND

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Hides make way for homes

A leatherworks site gets a welcome reinvention.

\$495,000
NORTHCOTE
The Cotery
Gadd Street
Private sale
Agent Look Property, 9827 8288
Melway 30 D6

NORTHCOTE'S Victorian, Edwardian and interwar houses have long sailed past the affordability point for most first-home buyers but a large new development of 53 apartments and 123 townhouses in Gadd Street will offer an entry point to the popular suburb.

Glenville's the Cotery will remake Gadd Street through the redevelopment of a 13,450-square metre site that has been occupied by Joshua Pitt leather manufacturing for 121 years.

Only seven kilometres north of the city and on a site that runs down both sides of Gadd Street for up to 840 metres, the Cotery will retain the former leatherworks' heritage-listed red-brick buildings and smokestack and these will become a striking centrepiece to the project.

Architectural firm Rothe Low-



An artist's impression of the imposing yet homely Cotery development (above); one of the planned interiors (below).



man has designed new low-rise buildings that echo the site's industrial past and feature an exterior mix of concrete, glass, metal and timber.

Townhouses on the southern side of Gadd Street are for sale and the north-side townhouses, herit-

age apartments and newly built apartments will begin selling later in the year.

One-bedroom townhouses begin at \$495,000 and are 80 square metres. The 63 two-bedroom townhouses begin at \$640,000 and are a minimum of 120 square metres. Thirty three-bedroom townhouses could be an option for families with prices beginning at \$725,000 for a minimum of 165 square metres.

There will be 12 apartments built within the original leatherworks' buildings ranging from 70 square metres to 120 square metres with prices from \$575,000.

Glenville's interiors will be mostly

neutral with, where possible, northern orientation. The contemporary style includes frameless shower screens, two-pack cabinetry and soft-closing drawers. All come with outdoor space and some have city views. Floor plans vary widely, with the townhouses ranging from two to four levels — but all have large living rooms and garages.

Gadd Street is within easy reach of the Merri Creek Parklands and Northcote's busy shopping strip, with the St Georges Road tram at the eastern end of the street.

A display suite is open Wednesdays and weekends from noon to 4pm.

LOCAL APPEAL

\$465,000-plus
MITCHAM
11 Church Street
Private sale
Agent Castran Gilbert, 9827 1177
Melway 48 K9

MELBOURNE'S eastern suburbs received a transport boost with the opening of EastLink and areas such as Mitcham and Ringwood have seen the flow-on into medium-density housing developments.

Mitcham's latest is a well-positioned group of nine apartments spread over two levels on a corner block within minutes of Mitcham station and shops.

All have two bedrooms, some with two bathrooms, and four remain for sale — two on the first level and two on the ground level.

Castran Gilbert's David Howard says all apartments range from 75 square metres to 83 square metres, with a two-bedroom, two-bathroom apartment of 83 square metres for sale at \$489,000.

The ground-floor apartments come with 20-square-metre courtyards.

All have a modern neutral look, including Tasmanian oak flooring, and basement parking and storage. The exterior is a mix of dark brick, light render and timber highlights. Construction is expected to be finished by May.

