

APARTMENTS GUIDE



Wills Place, at 21 Wills Street, is in the city's Flagstaff precinct.

Wills the place for lifestyle location

Location, location, location. It's a real estate adage that highlights the importance of where you buy, whether that be for investment or your own lifestyle.

And if you are seeking inner-city living that is close enough to the action without being buried in the hustle and bustle of the commercial world, then Wills Place, at 21 Wills Street in the Flagstaff precinct in the city, might be the location for you.

Situated in a relatively quiet one-way street that links La Trobe and A'Beckett Streets on the northern fringe of the CBD, Wills Place, a new 35-level,

200-apartment development by Shangyi Property, offers the potential for a great cosmopolitan lifestyle balance.

Not only do you have some of the city's best bars, cafes, restaurants and shopping areas within walking distance, there is also the tranquil parkland of Flagstaff Gardens and the fresh produce of Queen Victoria Markets on your doorstep.

Designed by CHT Architects with interiors by Adele Bates Design, Wills Place offers buyers and investors a winning combination of innovative design, spacious and flexible residences and excellent capital growth prospects.

But according to Patrick Booth, project sales manager, it is the superb location and proximity to all that the city offers

that make Wills Place such an appealing development. "Location is integral to our owner-occupier and investor purchasers," he says. "Purchasers are lifestyle-conscious and treasure our proximity to key city amenities with Flagstaff Gardens and Queen Victoria Markets around the corner and only a short walking distance to universities and the city's legal precinct. There are trams and the Flagstaff train station just minutes away, as well as easy access to world-class retail and entertainment offerings and the vibrant city laneway cafe, restaurant and bar culture."

While the location of Wills Place offers a superb contemporary inner-city lifestyle, the new building design and its integration of the existing art deco structure tie it in with its heritage.

Once part of the Victorian Printing Works that operated on the site for many decades, the distinctive streamline moderne façade of the original 1937 building has been effectively incorporated into the overall exterior aesthetic.

Felipe Strahovsky of CHT Architects says the idea was to give the whole development a distinct identity that honoured the architectural legacy of the original building. "The glazed box set back over the base acts as an 'in-between' space gently connecting the classic

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façade and contemporary tower," he says. "A two-metre setback from the building façade and extensive glazing makes the tower appear lighter, rising from a visually weighty heritage base."

Furthering the links to its industrial origins, the first and second floors of the building comprise a collection of eight loft apartments - some with soaring 6.5-metre ceilings in double-height voids and double-storey layouts.

Internal sizes of the loft apartments range from 68 to 120 square metres with private terraces up to 15 square metres set behind the building's heritage façade.

Buyers of the loft apartments also have the opportunity to work with the architects and interior designers to personalise their living spaces.

Above these, the "glass box" on the third floor houses the residents' facilities that include a lounge, dining room, kitchen and terrace, gym and nine-metre pool with its own screened poolside lounge area.

Levels four to 35 feature just six apartments on each floor creating a friendly living environment on a boutique scale. The three two-bedroom, two-bathroom and single two-bedroom, one-bathroom apartments range in size from 65 to 71 square metres. The remaining one-bed, one bath apartments are sized between 40 and 47 square metres.

Inside, art deco-inspired Japanese-style translucent glass and black metal sliding screens give many apartments flexibility in merging individual spaces



and maximising natural light.

The light, bright interiors designed by Adele Bates offer buyers a choice of three neutral palettes using natural oak floorboards, timber-styled joinery and plush bedroom carpets. Matt concrete Caesarstone kitchen benchtops also give a nod to the site's origins while the timber touches add warmth.

Given the central location of Wills Place and the access to public transport, the basement is given over largely to two-wheeled transport storage with 145 bicycle racks, motorcycle and scooter stands, with a dedicated bike lift.

The developers' philosophy of optimising environmental sustainability is evident in the building's five-star Green Star rating. This has been achieved

through the use of elements such as high-performance glazing, low-energy LED lighting throughout apartments and common areas, solar roof panels to offset common area power consumption, sustainable timber flooring, water and power efficient fittings and rainwater harvesting.

Wills Place apartments are priced from \$360,000 for the one-bedroom units with two-bedroom apartments starting at \$534,000. Individual loft apartments range from \$600,000 to \$1.2 million.

Wills Place is due for completion in mid-2018. For more information visit the display centre open 10am to 5pm daily on site at 21 Wills Street, Melbourne or online at willsplace.com.au



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 ONE BEDROOM, TWO BEDROOM & LOFT
 FROM \$360,000 TO \$1,200,000

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