



New homes

KATE JONES

Patch grabs prime position

Drink in the views, and the champers, from the eighth floor of the Fitzroy North development.

The bohemian-meets-city-chic culture that attracts so many to Fitzroy North is sure to pull buyers to the suburb's newest apartment project, Patch.

With a prime position at the top of Queens Parade, there is plenty on the doorstep. The Terminus Hotel is the local watering hole, Merri Creek Trail is where the exercise happens and Sunday brunch is on nearby Westgarth Street.

Architects at Fieldwork have made sure to democratise access to the impressive views of the city by creating a terrace on level eight. Landscape architects Tract, in collaboration with design studio Urban Commons, have come up with a tree-dotted deck that provides indoor and outdoor dining areas. There is also a communal kitchen for owners to entertain and show off the views, stretching to Melbourne Zoo.

Fieldwork's Quino Holland says it was important the Fitzroy North community was involved in the design of the 12-storey building.

"We spent a lot of time with local residents and the local council, which made the process longer, but resulted in the tallest building ever approved in the City of Yarra without going to VCAT," he says. "With the green light from the council, construction is soon to start and completion is expected by mid-2018."

Patch's white concrete oxide exterior will ensure it doesn't pop too much from the skyline, says Holland.

Buyers can expect ASKO appliances, generous shelving, built-in storage and plenty of light. Most apartments have access to a car space, a basement storage cage and bike storage.

See more at domain.com.au/project/1697



AT A GLANCE

Patch, 243 Queens Parade, Fitzroy North

Architect: Fieldwork
Developer: Goldfields

Number of apartments: 82; 44 one-bedroom, 28 two-bedroom and 10 three-bedroom

Internal sizes (square metres): One-bedroom 43-67, two-bedroom 58-78, three bedroom 98-122

External areas (square metres): One-bedroom 6-24, two-bedroom 7-59, three bedroom 8-119

Prices: One-bedroom \$390,000-\$580,000, two-bedroom (one bathroom) \$616,000-\$770,000, two-bedroom (two bathrooms) \$685,000-\$725,000, three-bedroom \$1.4 million-\$1.95 million

Car-parking: All one and two-bedrooms have one car space, three-bedrooms have two car spaces

Completion estimate: Mid-2018

Display suite: On-site display suite, Tuesdays and Thursdays, 4pm to 6pm; Saturdays and Sundays, 11am to 1pm

WHY I'M BUYING

Northside was a keeper

One upside of buying off-the-plan is the time to save while awaiting the finished product. Tom Barnett was one of the first buyers at Patch and now has almost two years to fatten up his deposit. "It's commitment, but a bit of a slow commitment, which is good," he says. The two-bedroom apartment is Barnett's first real estate buy and he is the appropriate mix of terrified and excited. "I attended on the first weekend, which was their opening, last weekend and signed a contract yesterday," he says. "There was a bit of pacing back and forth. It was a bit scary, but yeah, I'm excited to get my name down on something that is my own."

The 29-year-old podiatrist and community health program manager grew up in Clifton Hill, where he lives with his parents to hurry along his savings, and was keen to stay in the area. "It's always been an area I've lived in and wanted to live in as I grew up," he says. "This opportunity came up and it's in an area where there are no other apartment blocks around it." Barnett plans to make the most of the location, particularly easy access to public transport with Clifton Hill train station just metres away.

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Photo: Chris Hopkins