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North Fitzroy Hotspot Revealed To Receive 83 New Apartments

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Developer Goldfields has unveiled Patch, a contemporary 83-apartment community located at 243 Queens Parade in highly-desirable Fitzroy North.

A 12-storey development, Patch is within walking distance of Merri Creek, Clifton Hill and Rushall Train Stations and is nestled among a vibrant mix of shops, cafes and restaurants.

Goldfields Managing Director Marco Gattino said in unveiling Patch, the company was looking forward to delivering a new style of living that payed homage to the rich heritage of the area.

"Fitzroy North is emerging as one of Melbourne's most desirable inner-city postcodes and it's underpinned by a wealth of entertainment, eateries and shopping hubs, and Patch offers immediate access to all of these," Mr Gattino said.

Goldfields acquired the site with a building permit in place, but chose to partner with architect Fieldwork to refine and enhance the offering to be more in line with the market's demands for larger apartments.

"Goldfields is committed to delivering design-focused projects that are well connected and appeal to all types of purchasers, and Patch reflects that," Mr Gattino said.

A communal terrace on level eight is a standout feature of Patch, including a 300 square metre tree-dotted deck, indoor and outdoor dining facilities and a communal kitchen and cooking area that has panoramic views of the CBD.

Knight Frank Director of selling agents Daniel Cashen said there had already been a strong response from the market.

"Patch responds to an increasingly educated owner occupier market, who are searching for stronger design outcomes and high-quality finishes, in boutique projects close to the CBD," Mr Cashen said.

"North Fitzroy is fast emerging as the new hotspot for buyers in the inner north, who are migrating from Fitzroy and Collingwood due to the restrictively high prices these suburbs now command.

"We are confident that this project has all the hallmarks to become a runaway success."

Most residences will include a car parking space, an additional cage and access to ample bike storage. Generous shelving and built-in storage keep the living space practical while European ASKO appliances further refine the design.

Construction is scheduled to commence towards the end of 2016 and expected for completion by the middle of 2018.