

Eden not your garden-variety apartments

A resort-style riverside development will offer residents kayaks for hire.

EDEN
\$320,000-\$2,665,000
ABBOTSFORD
677 Victoria Street
Agent Hamton Property, 9421 2113
Melway 44 J7

MELBOURNE'S riverside residences have, largely, been the province of the wealthy but now a large project at Victoria Street, Abbotsford, will offer a huge range of apartments with prices beginning at \$320,000.

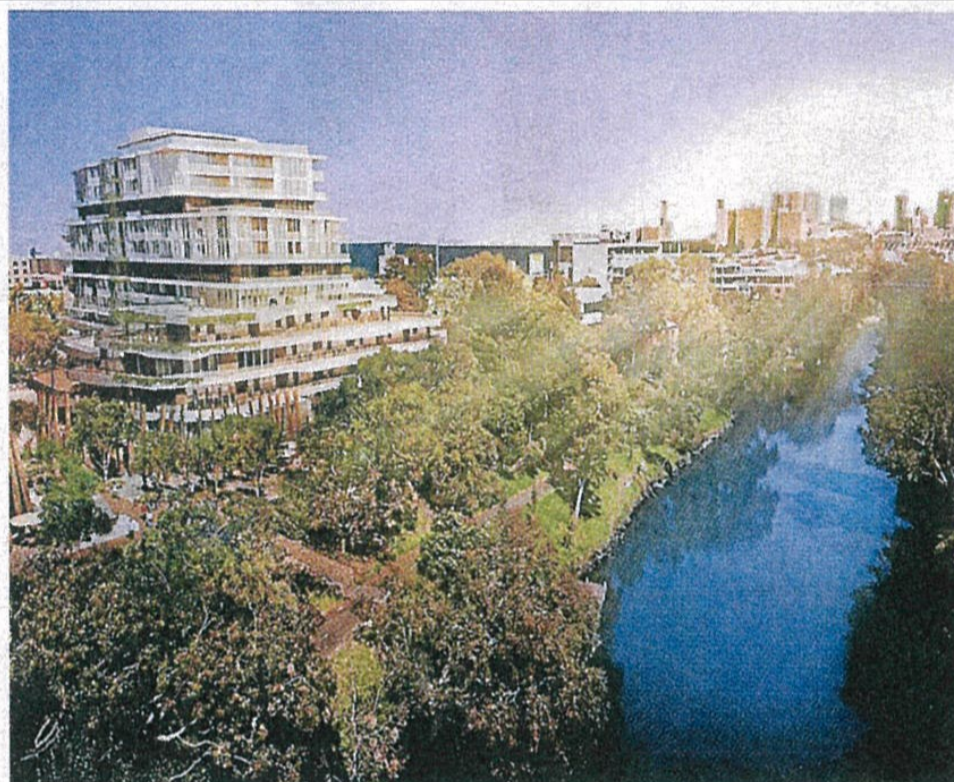
Opposite the Victoria Gardens shopping centre, the project will have three buildings, totalling about 560 apartments, overlooking a bend in the Yarra River facing Hawthorn and Kew, less than four kilometres from the city.

The first building to be offered for sale is named Eden and it will have 201 apartments over 11 levels. The one, two and three-bedroom

apartments range in size from 37 square metres to 262 square metres and in price from \$320,000 to \$2,665,000.

Eighty-nine floor plans are available and two-bedroom apartments (the most popular, generally, with both owner-occupiers and investors) range in size from 58 square metres to more than 100 square metres and in price from \$572,000 to \$990,000-plus.

More than half of Eden's apartments have sold and apartments in the two other buildings will be offered for sale later this year.



The site is less than four kilometres from the city.

Together they will create a mini-village with cafes, restaurants and shops on the ground floor, all fronting a series of public walkways that will run from the river up to Victoria Street — and to Victoria Gardens, across the street.

Marketed as “akin to a five-star resort”, the development will have a lap pool, sun deck, spas, a rooftop lounge, gym, outdoor adventure hire (kayaks, mountain bikes and rollerblades) and a concierge, with almost everything included in the owners corporation fee.

The Eden apartments, designed by Rothe Lowman for Hamton and ISPT, will have open-plan layouts with views of the river or the

extensive bushland nearby. Interiors will come in a light, dark or combination colour scheme and will have Miele appliances, stone benchtops, wool carpet and tiles in wet areas, although buyers can upgrade to timber flooring.

While 11 levels sounds substantial and was the subject of vociferous objection from home owners across the river in Kew, the building will have significant setbacks, with the upper levels markedly smaller than the lower ones.

A display suite is open daily between 1pm and 4pm at 677 Victoria Street, Abbotsford.

Eden is expected to be completed in 2013.