

Luxury living at the 'Paris end'

Good fortune has always smiled on the occupants of 108 Flinders Street. Headquarters for a succession of prosperous merchants and corporations, this historic address between Russell and Exhibition Streets will now reward owner-occupiers and investors who secure an apartment at its residential re-imagining.

Just up the road from the Australian Centre for the Moving Image (ACMI) and Federation Square, the site's new 12-storey building also opens onto ACDC Lane, granting private access to the buzz and bohemia of Flinders Lane. A short walk from a long list of Melbourne institutions, its 'Paris end' location is ideal for those who enjoy the finer things in life.

"Explore the top end of Melbourne and you understand why our city ranks consistently as one the most liveable in the world," says Clement Lee, managing director of Riverlea, the project's developer.

"That's why we were delighted to secure this premium position where we're now

creating sophisticated apartment living in an area rich with the best of Melbourne's culture, fine dining, art and great bars."

Designed by Fender Katsalidis Architects, 108 Flinders brings a bold contemporary flourish to the city's original grand boulevard. Karl Fender, the practice's director and founder says: "The crystalline form of the canopy wraps the building to frame the façade and its double-storey latticework, creating a vivid palette of stainless steel, glass and concrete, while the modernist ACDC Lane frontage reinterprets the city's warehouse-style laneway architecture."

The architectural quality of the building's exterior continue throughout its interior.

"The apartment interiors are conceived around the notion of modern living and entertainment," says Fender. "Each is an oasis from the CBD, with open-plan spaces that maximise natural light."

Among the building's amenities are a hidden courtyard, a hotel-style internal pick-

up and drop-off point, underground parking and a timber-decked rooftop garden with sun loungers, barbecue, and outdoor dining. The ground floor features a boutique cafe, and the upper ground floor will be home to a high-calibre restaurant that opens out onto ACDC Lane.

In total, 108 Flinders comprises 189 apartments, ranging from 40 to 140 square metres. They feature soft colours, Miele kitchen appliances, and bathrooms fitted with Apaiser basins and European sanitary ware. One-bedroom apartments start at \$345,000, two bedrooms at \$525,000 and three bedrooms at \$965,000.

Knight Frank director, Tom Ormerod, is full of praise. "108 lets you experience modern urban life to the full, and encapsulates all that's best about our city, making it a very Melbourne place to live."

The on-site display suite is open noon to 4pm weekends, and noon to 2pm Wednesday to Friday. Visit 108flinders.com.au for more information.



Bold statement: 108 Flinders Street at dusk.

the very best of city living
at the top end of town



VERY 1
MEL 0
BOURNE
8

The views across the Melbourne skyline and Yarra River from the landscaped rooftop garden are breathtaking. The architecture striking. The location desirable.

Designed by Fender Katsalidis Architects, 108 Flinders has its own café, gym, car parks and stunning courtyard.

1 bedroom apartments from \$345,000
2 bedrooms from \$525,000
3 bedrooms from \$965,000

**DISPLAY SUITE
NOW OPEN**

Visit the onsite display at 108 Flinders Street
Saturday and Sunday 12 to 4pm
Wednesday to Friday 12 to 2pm

108FLINDERS.COM.AU

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