

Rebirth of a Richmond landmark

It's not often you get the chance to own a piece of Melbourne's history, but Jaques Richmond offers just that.

Designed by award-winning Fender Katsalidis Architects and delivered by joint venture partners Riverside Group and Macquarie Bank, this premium development blends an iconic industrial past with contemporary city living to offer owner-occupiers and investors lifestyle and location at an affordable price.

The Jaques story began in 1885 when business partners Edward Jaques and Edward Phillips started up a small engineering works at 1 Palmer Street.

They specialised in rock crushers and became Australia's largest manufacturers of these mighty machines, which are still being produced today – the Bendigo gold mine currently uses Jaques equipment and Melbourne's City Loop train tunnels were excavated using a Jaques burrowing machine.



In 1997, Riverside Group managing director Clement Lee purchased the historic site, which borders Palmer, Coppin, Highett and Griffiths streets, and nurtured it for 12 years while the Richmond precinct matured enough to bring the project to life.

"Jaques Richmond is positioned in an incredible location that offers instant access to the heart of Richmond and the CBD. Our passion for design and finish means we have left no stone unturned in the pursuit of making this exciting new development an historic Melbourne landmark," he says. Jaques is ideally positioned within walking distance to

the vibrant shops and eateries lining Bridge Road and Swan Street and offers easy access to the city and surrounds via a network of roads, public transport and a series of well-established bicycle trails.

It boasts a total of 109 apartments, including 17 luxury townhouses, all with open-plan interiors beautifully appointed with Miele appliances, stone benchtops and cutting-edge design to create workable living spaces at a range of price points. One-bedroom apartments start from \$450,000, two-bedrooms range from \$545,000 and townhouses start from \$860,000. Griffiths Street apartments

face west with city views, apartments on Coppin and Highett streets offer east- and north-facing vistas of the majestic Richmond streetscape.

Others overlook the internal courtyard, a focal point of which is the elevated hardwood decking.

Ideal for outdoor entertaining and relaxation, the area is bordered by informal lawns and offset by mass plantings of native evergreens and flowering shrubs. Established trees provide year-round natural screening, while preservation of the original masonry facade and selective use of appropriate materials creates unity within this expansive outdoor

environment and reinforces the historic Jaques name.

"The retention of the iconic exterior wall complemented by texturally appropriate architectural materials shields a tranquil internal green space, creating a timeless building that exudes both past and present," says Karl Fender, director of Fender Katsalidis Architects.

Melbourne Real Estate director Peter Hooyams says Jaques "simply ticks all the boxes". Response from the site hoarding and early internet advertising has been astounding with more than 2000 inquiries.

"I consider Jaques the pre-eminent investment in the Melbourne market today, with a location second to none. This unique development cannot be duplicated and has in spades the two key ingredients of any blue chip investment – quality and rarity," he says.

A Jaques Richmond launch party will be held on 3 August for those who have reserved an apartment.

JAQUES

RICHMOND



Artist's impression

BE PART OF A NEW CHAPTER IN HISTORY

Studio, 1, 2 & 3 bedroom apartments from \$425,000. Townhouses from \$860,000.
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