



EXCEPTIONAL QUALITY IN APARTMENT DESIGN, FINURES AND FITTINGS IS WHAT LINEAR VILAS OFFER THE BUYER

Buyers make beeline for Linear



THERE IS A STRONG INFLUENCE OF SPACE AT THE VILAS. A CONSCIOUS DESIGN FEATURE BY THE DEVELOPERS SO AS TO APPEAL TO PEOPLE LOVING PROSPEROUS HOMES

"Many of them have come from the western suburbs to downsize and get away from lawns and gardens"

AUCHENFLOWER'S

distinctive twin-tower project

Linear has only seven residences to sell before the curtain comes down on a successful, ambitious project for the developer partners.

In just over four years they have managed to do something that eluded their peer developers before them.

They have amalgamated four stand-alone homes and a small unit block into a contemporary apartment complex that has been an instant hit with buyers.

The Linear East towers, known as The Vilas, has only two apartments and five of six two-level villas still for sale after the superb, 10th-level penthouse and six sub-penthouses sold off the plan.

Demand for the apartments was so enthusiastic that five furniture trucks were lined up on the driveway on the day that sale contracts settled, waiting for the call that the legalities had been successfully completed.

Marketing agent Graham Sharpe, of Bay White Project Marketing, admitted some settlements had to be delayed "a day or two" to prevent gridlock in the loading zone as buyers rushed to move into their new homes.

"Many of them have come from the western suburbs to downsize and get away from lawns and gardens and security concerns," Mr Sharpe said.

"Here they have home-size villas and apartments that they can lock up and lease for an extended period without having to worry about the domesticity."

With Linear North sold out, The Vilas have been designed to include the "community centre" with its board room, entertaining lounge, built-in alfresco barbecue and the 19m swimming pool for use by the residents of both towers.

The solid stone tabletop at the poolside barbecue is so heavy a high-lift crane had to be brought in to manoeuvre it into place.

Behind the forest entrance security gate, a landscaped area has become a "meditation garden" for residents looking for a brief respite from life's stresses among the specially-chosen greenery.

The building sits atop two levels of secure, basement car park including 16 designated spots for visitors.

The two-level, ground-floor villas have been acoustically-designed to resist the noise from nearby Coronation Drive and,



ROSS THOMPSON

Cover photo:

The display villa emphasises courtyard privacy

Photographer:

Pete Johnson

Essentials

Developers:

Linear East, The Vilas, Lamp Parade, Auchenflower

Developer:

Linear Developments

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according to on-site selling agent Judith Draydon, those already living in Linear East have found no difficulty with negotiating the traffic in the area.

One villa has two bedrooms and the other five are three-bedrooms format.

The whole complex was designed by Elizabeth Anderson, of Kevin Hayes architects, with a strong influence of privacy, inner-city ambience and space.

Even the lowest level apartments in Linear East have city views from balconies on both sides.

The main balconies of the living rooms are covered and tiled to be used as an indoor-outdoor entertaining and family area, including a servery from the kitchen.

Glass balustrades around the balcony enhance the views of the river with the city towers and lights in the background.

Two lifts service the 39 apartments with total card-key security and video monitoring of the entrances.

Mr Sharpe said the majority of the apartments were owner-occupied while the rentals were mainly for corporate owners.

The residents are a mix of business and professional people.

The Vilas' concept was an inspired wish by the developers to offer an alternative style of living for people coming from big homes but not ready for the total confines of an apartment.

Each villa has a courtyard with wide-opening doors for cross-flow ventilation to complement the ducted air conditioning.

Reconstituted stone for the benches, the latest ideas in sophisticated granite and stainless steel table lighting combine to create a family-friendly kitchen and dining area.

The bedrooms upstairs have a two-way bathroom and the main bedrooms has a walk-in wardrobe and huge picture window to a void looking down on the living rooms.

The laundry is separate and self-contained, with dryer and storage space.

The villas range in price from \$885,000 to \$955,000 while the remaining apartments are listed at \$680,000 and \$895,000.

Linear residents are only a short walk from the celebrated Park Road coffee-shop precinct and restaurants on Coronation Drive, but their biggest attraction is the grandstand view of the frequent fireworks shows, particular Riverfire, at South Bank.