

NATIONAL SHOWCASE

The latest across the land

With some of the country's leading architects teaming up with developers, new apartments can make smartly designed, well-built investments.

And with land tight in most capitals, it's developers who generally get the pick of any new sites, especially in property hot spots close to the city or promising new growth areas further out, where capital appreciation and strong rental yields are most likely.

A flat property market can deliver the most opportunistic buying. Every state has pockets of solid investor potential, it's just a matter of finding them.

The beauty of the internet, property data and the option of tapping into resources such as a buyer's agent to scope out interstate possibilities means you can cast your net wide.

Most developers now have sophisticated websites so you can easily size up the pickings in other states. Here's a glimpse of some of the latest developments to hit the market.



HAVEN ON THE RIVER, MELBOURNE

A unique setting on a tight bend of the Yarra River gives this three-stage development by Hamton prized water views and a location in the heart of Melbourne's trendy Abbotsford, about 3.5 kilometres north-east of the city. Stage one, Eden, sold out within months.

"We originally designed Eden with strong investor demand in mind but it is about 70 per cent owner-occupied," Hamton joint managing director Paul Hameister says.

Stage two, Haven, will offer 148 mainly one- and two-bedroom apartments fronting 200 metres of the river. It is already 20 per cent reserved ahead of its official mid-November release, Hameister says.

Both interiors and exteriors have been designed by Melbourne

architects RotheLowman (see page 20) and facilities include an outdoor heated lap pool and spa; a lobby with business centre and bar; a rooftop with indoor cinema, kitchen, barbecue and outdoor dining; and an adventure hire centre.

More than a third of the site will be dedicated to public amenities, including laneways and gardens linking the restaurants and shops of Victoria Street with the river.

One-bedroom apartments are expected to attract \$350 to \$450 a week in rent and construction starts early next year.

Price One-bedroom apartments from \$365,000

Expected completion Late 2013

Contact (03) 9421 2113.

See havenontheriver.com.au.