

# Shining a light on the youth market

It's a short stumble home from the St Kilda action to a Luna apartment.

**\$369,000-\$669,000**

**ST KILDA**

**173-177 Barkly Street**

**Private sale**

**Agent** 360 Property Group,  
9696 1005

**Melway** 58 B11

**S**T KILDA apartments seem perennially popular with tenants and owner occupiers alike as the suburb's walk-to-everything-fun-happening-bayside appeal rolls on for yet another century.

But, given how long and how extensively the suburb has been popular and how little land is available for redevelopment, it's often hard to find something newly built in an affordable price range.

The closure of a hardware store and neighbouring crayfish outlet on the corner of Belford and Barkly streets has allowed the creation of 72 apartments above four shops and a restaurant in an area that has enduring appeal to the young.

Luna is being undertaken by the Buxton Group and will have 24 two-



**Six apartments on the upper floors (above) of Luna (below) remain for sale and they will have views across St Kilda.**

bedroom and 48 one-bedroom apartments — all with one bathroom. Luna is typical of inner-city projects aimed at the young: two-thirds of the apartments have one bedroom, all of these are less than 50 square metres and only half have parking — an increasingly common occurrence in the City of Port Phillip, which is promoting increased walking, cycling and use of public transport. As Luna will be within metres of restaurants, supermarkets and two tram routes, many buyers (or tenants) will welcome position over parking.

The low-rise building, designed by the award-winning Elenberg Fraser, will have an angled facade



fitted with openable, gold-coloured screens that residents can operate to control air, light and noise into their outdoor areas.

The effect, according to the firm, will be to create a “living” facade — or at least a changing one as, at night, light will shine through the

gaps. So, while upper floors in Luna will have views across Acland Street's shop tops to Luna Park and then to the bay, the project's name is also a reference to the moonlight with “batons of light shining through its exterior veil”.

Most early sales were to investors, super funds and first home buyers and James Herbert, 360's marketing agent, says only six top-floor apartments remain for sale. They include one with two bedrooms for sale at \$669,000 and five one-bedrooms, from \$369,000.

Luna's interiors will have timber floors, plenty of storage and stone benchtops. Construction finishes next July.