

# Tarneit farm nets lucky family about \$80m

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A Tarneit family who held onto their enormous farm, while neighbouring blocks were in recent years acquired by some of the country's biggest property players, are this week celebrating a circa \$80 million payday.

The 60 hectare parcel at 1135 Leakes Road, about 25 kilometres west of the Melbourne CBD, is covered within the local council's Riverdale Precinct Structure Plan (PSP), which aims to replace rural blocks with low-density housing.

This property was offered with a masterplan proposal to be subdivided into 841 lots.

At present, the market value of a retail plot in the area is more than \$300,000 – meaning the buyer who is acquiring the property, a local developer, is also set for a windfall.

A major town centre, indoor recreation facility and train station (for a line which slices through a corner of this site), is earmarked for adjacent land. A new Coles supermarket, earmarked to open in 2019, is also in the immediate vicinity.

Three housing estates – Grand Central, Habitat and Riverdale Village about the site. Builders including Perth's Satterley Group and Sydney's Stockland also control large tracts of land in the precinct, which is popular with first home buyers.

Biggin & Scott Land selling agents Andrew Egan and Frank Nagle said with the PSP in place, and services and road networks under construction, "this site is really about a marketing exercise".

Plots are expected to hit the market over the next couple of years.

Last week, Financial Review Rich Lister Paul Little teamed with advisory firm Pomeroy Pacific to buy a 28-hectare holding in Melbourne's south-east for \$19.1 million. This Cranbourne West land is expected to be subdivided "at lightning speed", according to Pomeroy's CEO, Mark Pomeroy, with first settlements expected by mid-next year.

In March, it was reported developer Landream was paying a speculated \$90 million for a 153-hectare plot (of which 97 hectares can be developed) in Craigieburn, about 25 kilometres north of the CBD.

In January, Woldene Developments paid a reported \$100 million for a 200 hectare property at 960 Donnybrook Road, Donnybrook, about six kilometres north of Craigieburn.

Earlier this week, ASX listed developer Villa World announced it planned a 273-lot subdivision of a 15-hectare site it recently acquired in Plumpton, about 17 kilometres north of Tarneit.

Melburnian buys prime Warrnambool site

A Warrnambool development site – which when it hit the market in October was thought to be the largest rezoned piece of englobo (undeveloped) land in south-west Victoria, and along the Great Ocean Road - has sold.

The 69 hectare plot with views of the Hopkins River, Logans Beach Whale Nursery and Lady Bay through to Port Fairy, is earmarked for subdivision into about 320 plots ranging in size of up to about 4000 square metres.

The property on Hopkins Point Road, and across three titles, was formerly a dairy farm.

Harris and Wood's Danny Harris declined to comment about the buyer or purchase price (though it was expected to sell for between \$8 million and \$10 million when it was listed). However he said the successful result is a great endorsement of Warrnambool as a seachange destination. The property is believed to be selling to an as yet undisclosed Melbourne developer.

Guy Grossi lists

Renowned chef Guy Grossi is part of a consortium selling a retail asset near the top of Bourke Street. The 1880 double-storey former warehouse at 72-74 Bourke Street is expected to sell for more than \$5 million. It is leased to modern Italian restaurant Bottega – which is run by Denis Lucey, who also owns the Bistro D'Orsay opposite the Westin Hotel in Collins Street.

Guy Grossi and his wife Melissa, along with two other investors, paid \$2.375 million for this property in late 2001. It is between two of Melbourne's most popular eateries - Grossi Florentino at 80 Bourke Street and Pellegrini's (# 66). Savills Clinton Baxter, Nick Peden and Benson Zhou are marketing the property, which on a 198 square metre plot, offers airspace redevelopment potential.

Townhouses for shadow of Shot Tower

Townhouses will sit in the shadow of the prominent Clifton Hill Shot Tower if an application being reviewed by the City of Yarra is approved.

The medium-density proposal, with dwellings of three storeys, will replace a site at 88-92 Alexandra Parade, which the Andrews government sold last August for \$1.6 million.

The 721 square metre holding at the north east corner of Gold Street, was compulsorily acquired by the former Liberal state government as part of that government's now-defunct East-West Link, which would have connected the Tullamarine Freeway to the Eastern.

The shot tower was built in 1882 at 94 Alexandra Avenue.

Last month, a local developer applied to build townhouses on another ex-East-West site the state government recently sold at 81 Manningham Street, Parkville.

But what is arguably the highest profile property the former government acquired for the infrastructure initiative – the Evo Apartments complex, also in Parkville's Manningham Street – has failed to sell after hitting the market last March with circa \$95 million price hopes.

Novotel sale expected

The \$100 million-plus sale of a prime waterfront, historically significant, St Kilda site, appears a certainty, following the strong reception to a recent campaign, with nine offers received.

The eight-storey, 211-room Novotel Hotel, sits on a 5791 square metre site at 14-16 The Esplanade, about six kilometres south of town.

It was offered with a permit for a new Metier3 designed residential complex containing 234 apartments, again over eight levels.

For 42 years, until it was destroyed by fire in 1981, the site accommodated the St Moritz ice skating rink, a then-popular Melbourne meeting spot.

The St Kilda site is being offered by Barana Group, the company of Sydney developer and hospitality investor Greg Shand.

Barana Group paid \$50 million for the asset following a public sale campaign six years ago. It hit the market in February asking more than twice that amount via CBRE's Mark Wizel and Josh Rutman with Colliers International's Trent Hobart and Bryson Cameron.

Joel Fredman to build in Prahran

Joel Fredman Planning has applied to replace two low-rise dwellings near a busy intersection with a five-level apartment tower, containing 12 flats.

Mr Freeman bought the neighbouring Prahran sites at 1 Sydney Street and 599-601 Orrong Road in 2016.

Opposite this site, in an area zoned Armadale, Lend Lease has recently replaced an older style office block with a housing estate, Toorak Park.

The nearby intersection of Orrong Road and Malvern Road connects the suburb to Toorak, Melbourne's most exclusive.