

URBAN SPACES

C.F. ROW TOWNHOUSES



Artist Impression

THE SELLING POINT

Inner-city terrace townhouses designed by award-winning architects Woods Bagot within a heritage facade on one of Fitzroy's best streets, moments from Brunswick, Smith and Gertrude streets.

A rare offering of a group of seven three-bedroom townhouses designed by award-winning architects Woods Bagot in a quiet residential neighbourhood – on one of Fitzroy's best streets – is creating excitement among local owner-occupiers.

The north-facing townhouses have just been released for sale by DealCorp. They have upper-level views and will form the northern edge of C.F. Row, the conversion of a mid-20th-century furniture workshop on the corner of Napier and St David streets. A central laneway landscaped by Jack Merlo Design will divide the townhouses from a five-storey apartment building with ground-floor retail space.

The site is three minutes' walk from Brunswick Street and, from 1948, was home to Melbourne-based furniture craftsmen C.F. Rojo & Sons, founded in 1877. Woods Bagot has integrated the site's heritage facade into C.F. Row's design, wrapping around its three street and lane frontages, and has continued its brick texture throughout C.F. Row including the private laneway. Prices for the townhouses range from \$1.575 million to \$1.995 million.

DealCorp development director Michael Cornwell says the site offered a unique opportunity to create bespoke residences for Fitzroy owner-occupiers looking for a low-maintenance and social lifestyle among some of Melbourne's most notable cafes, restaurants, parks, shops, schools and universities, and a short stroll from the CBD.

"We have reimagined the idea of a Fitzroy terrace and tailored it for contemporary living. These townhouses will be awash with natural light and offer flexibility so they can be enjoyed and inhabited in many different ways.

"We retained the beautiful old facade as the focal point and applied the same innovation and exacting craftsmanship to C.F. Row's design and materials that have always been part of the heritage of this site.

"The design also evokes the laneways and terraced rows of Fitzroy, preserving the texture and grain of the local streetscape."

The seven townhouses have ground-level living opening to private courtyards with two bedrooms and a bathroom on the middle level. The top level's spacious main bedroom suite will have views to the north over Fitzroy and has a sitting area, large walk-in wardrobe and spacious en suite bathroom with curved freestanding bath.

Each townhouse has two side-by-side car spaces and storage in the secure basement's first level.

REGISTER NOW

THE BUILD

Address \ 237 Napier Street, Fitzroy

Developer \ Dealcorp

Building & interior design \ Woods Bagot Architecture and Interiors

Landscape design \ Jack Merlo Design

Sales \ Brett Hallam 0418 318 283

Display suite \ Shop 5, 232-Brunswick Street, Fitzroy

Open \ noon-1pm Wednesday, noon-2pm Saturday and Sunday, or by appointment

cfrowfitzroy.com.au

Living area \ 145-167 square metres

Outdoor space \ 17-32 square metres

Facilities \ Two side-by-side car spaces with storage cage in secure basement, private central landscaped laneway

Pricing guide \ Three-bedroom townhouse from \$1.575 million – \$1.995 million

LOCATION, LOCATION

In the heart of Fitzroy on a quiet residential street lined with mature plane trees and Victorian terraces, a few minutes' walk from the vibrant buzz of Brunswick and Smith streets. Napier Street is also home to Fitzroy's grand 1863 town hall and primary school.

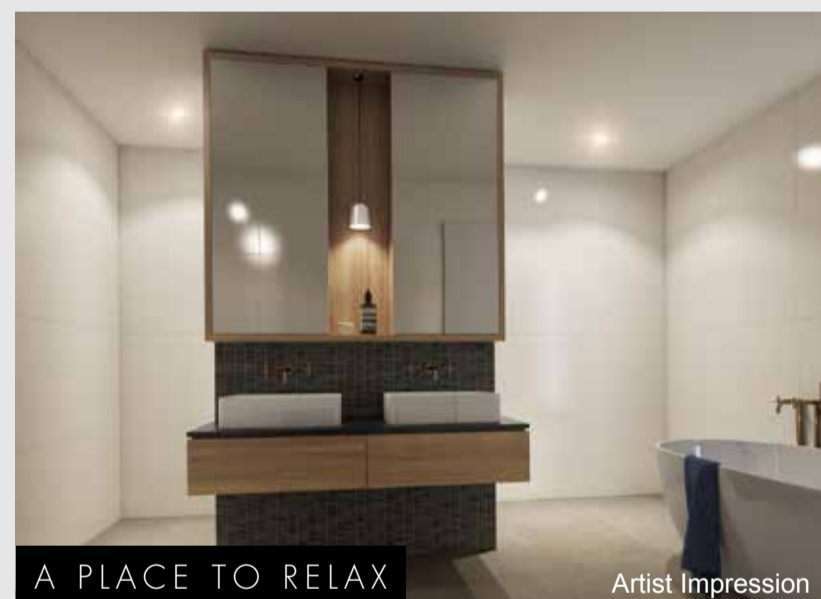


OAK & MAPLE

Artist Impression

KITCHEN

The townhouse kitchens are part of the open-plan ground-level living zone which has wide oak floorboards and full-height glass doors to a private courtyard. The kitchen features light or smoked oak veneer joinery in full-height towers and bookending a black or white marble-topped island bench. A five-burner stainless-steel Miele cooktop is set into the rear marble benchtop with matching splashback. A set of 2pac-finished cupboards conceals the rangehood overhead. There's also an integrated dishwasher and refrigerator and a barbecue set into a bench in the courtyard.



A PLACE TO RELAX

Artist Impression

BATHROOM

The bathrooms have full-height large-format pale tiled walls and marble topped floating vanities set against a marble mosaic with timber veneer storage drawers below and full-height timber framed mirrored storage above.

As in the kitchen, the bathrooms include weathered organic brass tapware. In the main en suite a full-height central divider has a floating double vanity in marble and timber veneer on one side, shielding the walk-in shower and toilet from view on the flip side. There's also a curved freestanding bath in the main en suite.



TEXTURES OF THE CITY

Artist Impression

LANEWAY

Mimicking the laneways that are a feature of Fitzroy and much of inner-city Melbourne, landscape architect Jack Merlo and his team have designed the C.F. Row's central lane as a captivating space to relax. The laneway continues the facade's rich red brick and contrasting natural concrete render with a bricked laneway and raised brick sitting platforms with rendered planters for mature trees. The rear of the townhouses will be striped with metal frames for lush green climbing plants. A deep rendered canopy will shade the laneway's entrance.



C.F. ROW

237 NAPIER ST FITZROY

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7 stunning townhomes.

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SHOP 5, 232 Brunswick St, Fitzroy
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Saturday & Sunday 12-2pm

Contact Brett Hallam 0418 319 293

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