

APARTMENT OF THE WEEK

By LISSA CHRISTOPHER



Need to know:

Built 2016, size 109 square metres, strata levies \$460.15p.p. Highest recorded apartment price in Newtown (past 12 months) \$5,810,000 for 1/196-198 King Street in September, median price for units \$817,250.



Recent Sales

\$1,020,000 403/38 Alice Street, May

\$920,000 14/83-91 Wilson Street, May

\$1,010,000 209W/138 Carillon Avenue, July

What the agent says



Michael Harris
Raine & Horne
Newtown



A stunning warehouse conversion in a quiet lane just moments from Enmore Road, with all its eateries, theatre, transport and vibrant boutiques.



Joint adventure

You can tell from a glance at its immaculate exterior that The Joinery is a cut above your typical strata development. The Housing Industry Association (HIA) last year awarded the five-unit warehouse conversion "Renovation/Addition Project of the Year", commending its sleek contemporary style and the way its finishes – including concrete, steel and recycled timbers – "maintain the industrial character of the original warehouse".

An atmospherically lit corridor – whitewashed on one side, original exposed brick on the other – leads from the front entrance, past dramatic, oversized unit numbers, to number five at the tranquil rear.

It sits over three cleverly designed and beautifully finished levels with bespoke oak joinery, lots of discreet storage and striking floating stairs.

The windows on each level are cunningly sized and placed,

managing to provide privacy, light and airflow, plus a sense of space within a compact footprint. The HIA, in its award, also noted the building's excellent light and ventilation.

Some of the small windows high on the walls to the south work like frames around artful compositions of the surrounding environment: a charming terracotta chimney pot, terrace roof line or slice of sky.

Apartment five's ground floor, with its stylish, exposed-aggregate polished-concrete floors, includes a generous bathroom and a bedroom that would work equally well as an office. A neat pebbled atrium leads to a tiny courtyard with clothesline and discreet water tank. The European laundry is also on this level.

The first floor is the open-plan living dining and kitchen area, with a protected balcony. The kitchen joinery is a handsome dark grey and the appliances are Miele. The space is smart, contemporary and warm, and

the vendor's mix of rustic, industrial chic and mid-century modernist furniture is a perfect match.

There is a beautiful, light-filled haven of a bedroom, plus en suite bathroom, on the top floor.

Pemell Lane is a peaceful little stretch of Newtown that belies its proximity to lively Enmore Road, with its terrific line-up of pubs, bars, quirky shops and eateries. ■

NEWTOWN

5/5 Pemell Lane

\$1.1 million

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Auction: August 5

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