



CLARENDON

109 Clarendon Street
South Melbourne, Victoria, Australia

OVERVIEW: 114 Apartments, 2 Retail

PROJECT VALUE: \$60M

ROLE: Project Manager

DESCRIPTION

109 Clarendon Pty Ltd appointed Baracon Management for the Development and Project Management of this exciting multi storeys development.

Architecturally designed and with a high quality finish Baracon design closely with the consultant team to ensure a superior design outcome.

The building rose up twenty-seven storeys, comprising twenty-one levels of apartments and six levels of above-ground parking.

This stylish South Melbourne address consists of 114 apartments – two bedroom plus study and three bedroom plus study – with a retail tenancy at ground level. The penthouse has amazing 360° views of Melbourne.

This 34 storeys building was sold just prior to construction commencement. Baracon's role had included feasibility work to determine the highest and best use for the site, appointment of the consultants, finance advice, town planning documentation and lodgment, design development and construction tendering

The project was successfully sold and completed by Salvo Property Group.

Particularly challenging was the negotiation over a power substation, trams lines and high voltage lines feed by the substation directly outside the site.