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Put your stamp on a warehouse

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With prices ranging between \$220,000 and \$390,000, a converted East Sydney warehouse development will allow buyers with style to choose their own.

Empty shells — or apartments without walls — will be offered in the Shepherd & Newman warehouse.

Nine shells will be available.

Not only will the exterior of the warehouse be left in its original state, including the Shepherd & Newman — Printers signage, but the developer intends leaving many other original features.

The original ironbark columns will be retained. High ceilings with exposed wooden beams with herringbone strutting are to be renovated to their original state.

All floors are hardwood. All walls are painted brickwork. Windows will be steel-framed timber.

Buyers of apartments will have the option of a bathroom and kitchen already installed or buying the bare walls and doing their own thing. For shell-only purchasers the sale price will be \$15,000 less.

As plumbing will already be in place, the location of these two rooms cannot be changed. Kitchens installed will be stainless steel with state-of-the-art appliances. Bathrooms will be white ceramic with laundry space provided. Unless specified by potential buyers when deposits are lodged, kitchens and bathrooms will be automatically installed.

Owners intending to do their own fit-out will need to lodge a development application with South Sydney City Council.

The warehouse shells will be on offer by City Project Marketing agents Sam Elbanna and David Scott.

"Market research has indicated that an escalating number of people prefer to use their own design and decorating concepts between the walls," Mr Elbanna said.

Built early in the century, the Shepherd & Newman warehouse served as a printing works



The Shepherd and Newman warehouse . . . original features.

for many years and has since housed a galaxy of artistically inclined tenants.

Construction is scheduled to start late next month, with a September completion date. An existing sprinkler system meets fire safety requirements.

"Situated in a quiet lane off Yurong Street, the warehouse is minutes from trendy Oxford Street and surrounded by restaurants like Bill and Toni's and Mario's," Mr Elbanna said.

"A pleasant stroll through Hyde Park places the building within easy walking distance of the city," he said.

There will be space for six cars in a stacker arrangement on the ground floor. The warehouse will also have a bicycle storage area. Security has also been taken care of with an audio and visual intercom system.

Because of the car park and entrance lobby, the ground-floor apartments are smaller than the rest but, with the added advantage of five-metre ceilings, they have a mezzanine bedroom installed. The two ground-floor apartments are 62 square metres and have their own private entrance.

First, second and third-floor apartments are 102 square metres and 95 square metres respectively, each with a Juliette balcony.

The roof will be divided into two, with half serving as a common area.

The Shepherd & Newman warehouse is being developed by MWI Property and has been designed by Peter Gerhard and Brian Tetu of Sunspot Design. The project manager is Colin Ging & Partners.