

Claremont Pocket ready for residents

■ Marissa Lague

Construction has finished on the first apartment project on the rim of Claremont Oval where the LandCorp infill project Claremont on the Park is creating a new community with an instant connection to the amenities in the established suburb.

Construction of the 95 apartments in The Pocket, a \$67 million design and build project by



The Pocket: The \$67 million design and build project by Georgiou Developments is on the rim of the Claremont Oval, near Claremont Quarter.

Georgiou Developments, finished in April and the first residents will move in this month.

Claremont's golf course and aquatic centre are across the road from the eight-storey Pocket project, while the Claremont Quarter shopping centre and the train station are within walking distance. A redevelopment at the Claremont Football Club will

have a world-class gym, sports medicine facilities, a restaurant and a bar.

With no expensive common facilities such as pools and gyms, Georgiou Developments executive director Jon Smeulders said the average strata levies for each apartment were \$880 a quarter or \$3518/sqm. This includes all costs for hot water as The Pocket



uses a central hot water system.

The project sold well to local buyers, with 33 per cent of buyers living within 1km of The Pocket, 23 per cent within 1km to 3 km and 8 per cent within 3km to 5 km.

Overall, 64 per cent of buyers came from within 5km.

"The Pocket is testament to the fact that there is a great alterna-

tive to the typical detached home and the perils of urban sprawl, and buyer response shows quality apartments are a welcome addition to established locations," Mr Smeulders said.

About 95 per cent of the apartments have sold and the highest sale price per square metre so far was \$11,418/sqm, with the average being \$9377/sqm.