



Private Property

MARC PALLISCO and EMILY POWER



Life's just grand in prestigious Prahran

A top property executive has paid close to eight figures for a spectacular inner-city mansion.

He may be in the building business, but Glenvill Group chief executive **Len Warson** seems to have a penchant for historic homes, forking out \$9.4 million for a trophy estate in Prahran's prestigious Grandview Grove.

The deal, for the six-bedroom, 1895 home, was struck just months after the businessman paid \$7.15 million for a Federation era domain in Clowes Street, South Yarra – which Warson relisted for sale this week.

At the start of a major property slowdown in 2008, Warson paid \$8.4 million for the unrenovated Coomaroo mansion in Toorak's Albany Road, profiting once the market improved more than a year later from subdividing the 2400-square-metre land parcel in three. The entrepreneur

kept one of these blocks, extending the backyard of his then main home, next door. A vacant 511-square-metre tract was listed for about \$2 million, while \$7.6 million was recovered selling the then renovated Coomaroo home, on a reduced 1294-square-metre block. Like Albany Road, where the neighbours included transport tycoon Lindsay Fox and shopping-centre owner John Gandel, Grandview Grove has some *BRW* Rich List residents, including members of the Kornhauser family. The Glenvill director's new Prahran home, on a 1676-square-metre parcel, also includes a swimming pool and tennis court. Among the company's biggest projects is Yarra Bend, which is replacing the Amcor Paper Mill factory site, in Alphington. **MP**

Ring a Ling

Geelong Football Club's **Cameron Ling** has signed as brand ambassador for the Oakdene Estate, in Ocean Grove, not far

Anyone for tennis? Glenvill Group CEO Len Warson's new home on Grandview Grove, Prahran (top); 10 Manning Road, Malvern East (below).



from Geelong, where he lives. Oakdene Estate, six stages of which have already been offered to the market, is covered by a single dwelling covenant, deterring unit and apartment builders from what is being marketed as a family-friendly area. Developers occasionally employ celebrity ambassadors to differentiate their products. In 2008, Sydney-based former model Jodhi Meares was the "fashion and lifestyle collaborator" for R. Corporation's Clara complex, in South Yarra. Not long after, the sometimes foul-mouthed chef Peter Russell-Clarke was used to promote Brunswick East's Elvira project. **MP**

Bey-hive

An investor has paid \$2.8 million for four mezzanine-style studio apartments connected to a two-

storey commercial space, part of which is used by Bey Dance – described as "a dance community dedicated to releasing the disco diva within onto the dance floor, full of flawless fabulousness, just like our hero, Queen Bey" (aka Beyonce Knowles). The portfolio is within a famous Brunswick building – the only Spanish Mission-style market building ever developed in Victoria. Barry Plant's Jason Padula represented the vendor who for years has operated a business from part of the building. **MP**

Spring in the step

The Spring Street penthouse apartment once owned by the late

Shhh!



Little record breaker

More than \$8 million – a price that would set a new suburban record – is expected for the Malvern East property once owned by Little River Band guitarist-songwriter **Beeb Birtles**. At 10 Manning Road (pictured below left), in the tree-lined Gascoigne Estate, Harleston Firs, built in 1905, is a red-brick Victorian with five bedrooms, a study, billiard room, music room and triple garage. Birtles restored and extended it more than 30 years ago. Kay & Burton's Gowan Stubbings closes an expressions of interest campaign on November 15. **MP**

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Robert Holmes à Court is for sale. Occupying the 25th floor of 99 Spring Street, a prestigious complex developed in 1968, the fully renovated dwelling includes four bedrooms, three bathrooms and terraced entertaining areas. The offering also includes four car spaces, two storage cages and access to the building's communal pool, gym, sauna and conference rooms. The property is being sold by **Greg Hargrave**, part of the family that founded the ASX-listed Skilled Group. View security is, arguably, the building's most valuable asset. This apartment offers postcard 360-degree vistas incorporating the Treasury Gardens and Parliament House, across the road. Kay & Burton's Michael Gibson with Dingle Partners' Anton Wongtrakun are closing an expressions of interest campaign on December 6. **MP**

See more at domain.com.au/2013165116

Ex-footballer **Cameron Ling**, during his playing days. Photo: Ray Kennedy



Greg Hargrave, CEO of Skilled Group. Photo: Glenn Hunt

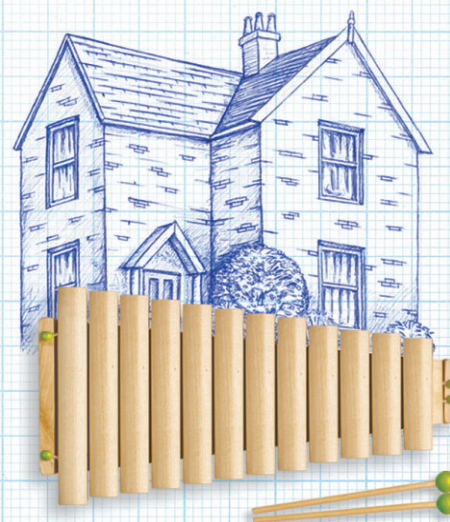


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