

# FINANCIAL REVIEW

SE **Property**  
HD **Makeover for a Classic space**  
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WC 445 words  
PD 22 May 2014  
SN The Australian Financial Review  
SC AFNR  
ED First  
PG 46  
LA English  
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The elegant Classic factory in the heart of Sydney's Redfern suburb once manufactured cigarettes, lathes and milling machinery before it starting turning out the sports jerseys, kitting local league and rugby teams.

This year, it will be reborn as sleek New York-style warehouse apartments with hardwood floors, exposed concrete-work and enormous loft-sized windows under the hand of SJB's Adam Haddow and BKH interior architect Iain Halliday.

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Lead by Cornerstone **Property Group**, the \$16 million transformation of the two heritage listing factories at 267-271 Cleveland Street generated more than \$37 million in pre-sales on Saturday, when every single one of the 39 apartments **sold**.

One-bedroom apartments started at \$595,000. A lavish three-level townhouse style **apartment** was listed for more than \$1.65 million, while top-floor apartments had price tags exceeding \$2.25 million.

A 700 square metre ground floor retail space with exposed brick walls and original brick and mortar kilns – best known for its former tenant, **Chinese** homeware retailer, Mao and More – is being marketed to restaurant operators. Cornerstone took hold of the **site** in March 2013 in what's understood to be an off-market deal thought to be worth more than \$16 million. At the time, Classic Sportswear owner James Clive Brennan had held the building for 22 years, after paying \$1.8 million in 1991. Sixtieth project

The project comes as the 60th **residential** project for Sydney based developer Cornerstone, since chief executive Michael Grant founded the **group** on the Northern Beaches 20 years ago.

The **group**'s biggest projects to date include Casba at Danks Street in Waterloo, a \$90 million **residential** and retail project with 65 apartments, built on top of the former Winnings Appliances' factory. The popular retailer now has a state-of-the-art at ground floor.

In 2010, the **group** completed the \$80 million Holt&Hart **commercial** development in Surry Hills, with Cue Clothing as an anchor tenant, in addition to ground floor restaurants MoVida and Guzman Y Gomez.

A Surry Hills **commercial property** at 119-121 Kippax Street is expected to be up next on the **group**'s drawing **board** for redevelopment.

Cornerstone took hold of the mixed-used building on the city fringe in a \$24.475 million deal in March. The 6752 sq m was **sold** on a passing income above \$900,000 a year.

An iconic Sydney **company**, Classic still makes jerseys and uniforms for the State of Origin teams and the Canberra Brumbies. The **group** occupied 2½ floors of the building until eight years ago, when it relocated its manufacturing to Camperdown.

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**RE**        austr : Australia | apacz : Asia Pacific | ausnz : Australia/Oceania  
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