

# The Westgate is open

Ample office space on market. By CELESTE GORRELL ANSTISS

**SUBIACO'S** newest office building has opened for business across the road from Daglish Station.

Motorists and commuters along Railway Road have been watching as the attractive glass complex was constructed on the corner of Bagot Road over the last 18 months.

It is now the base of 12 businesses, including Hegney Property Group, Ledge Finance and Matrix Accountants.

Developer Blackburne Property Group invested \$45 million in the 5500sqm development, which features a luxurious lobby, extensive end-of-trip facilities (such as showers and bike lock-up) and a 5.5 star NABERS design.

Karibu Café, run by the owners of Claremont's Kahawa Café, has also opened on the ground floor.

"It was a priority to attract a leading, established operator to run the ground floor café," Blackburne's development director Jarrod Sizer said. "We ran an expression of interest

campaign and handpicked the best. It means our tenants can have top-class coffee, food and a place to meet without going into Subiaco."

Seventy per cent of Westgate sold off-the-plan, with most buyers being owner-occupiers with medium-size businesses that previously operated in Subiaco or West Perth.

"Many people looking to buy were companies that rent in the CBD or West Perth and were concerned about traffic congestion and parking. Westgate has one bay for every 38sq m, which is more than double what tenants in the city can obtain."

Westgate also offered a more luxurious building at a significantly lower cost than the CBD or Subiaco Centro, Mr Sizer added.

There is one remaining lot on both the ground level and first level, as well as four lots on the top floor, originally set aside for the developer's own office. These can be purchased together or individually. ■



Clockwise from above: The Westgate by night. The building is now open. Blackburne Property Group's Jarrod Sizer and Paul Blackburne.



## ON THE MARKET: WESTGATE SUBIACO

- Ground floor: 166sqm, 4 car bays (\$1,369,000 + GST)
- Level one: 131sqm, 3 car bays (\$1,100,000 + GST)
- Level three: 451sqm plus 18sqm balcony, 11 car bays (\$3,350,000+ GST)
- Level three: 656sqm, 16 car bays (\$4,730,000+ GST)
- Level three: 262sqm, 6 car bays (\$2,125,000+ GST)
- Level three: 241sqm, 6 car bays. (\$1,925,000+ GST)

## Aussie, Aussie, Aussie for stoked, cashed up Zoe

**WHEN** Zoe Lawson put her details into an iPad at the Aussie stall at the Perth Home Show, she never expected to win \$20,000.

But this week, she was presented with a giant cash cheque, after being drawn out of 33,000 entries in the Australia-wide competition.

"I've never won anything in my life," she said. "I got the call when I was at work and I couldn't believe it. I had to call the lady back and get her to run me through it again!"

Zoe works for Oyster Bay Wine, so there were celebratory bubbles on hand when she stepped back into the

office. The windfall could not have come at a better time for the 31-year-old, who has just purchased a home in Mt Nasura with her partner.

"We are going to use the money on renovating it: putting in floorboards and carpets."

"At the moment there are these horrid tiles! We will also get a new oven and do built-in wardrobes. This \$20,000 will make it beautiful!"

Zoe said she and her partner are excited about their first step into home ownership, and are aiming to buy and sell four homes in the next five years. ■



Aussie State manager Daniel Gannon, winner of \$20,000, Zoe Lawson and Aussie senior broker Paul Masterston. Picture: Andrew Ritchie www.communitypix.com.au d420936

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