



The  
**Cullinan**

MEDIA RELEASE

# Media Release



## Business

### The Cullinan: Tower construction starts at former John Reynolds Music City site

Construction of a \$110m apartment tower, on the site of the iconic former John Reynolds Music City store, has commenced.



@gtauriello less than 2 min read May 2, 2022 - 12:22PM  
The Australian Business Network

15 comments



Video fly-through of 3D model of Adelaide CBD skyline including projects under construction and approved - created and supplied by Aerometrex.

Construction of a \$110m apartment project on Waymouth St has officially commenced.

Known as The Cullinan, the 18-storey tower will replace well-known retail store John Reynolds Music City, which occupied the site on the south-western corner of Light Square for close to 50 years before its demolition last year.

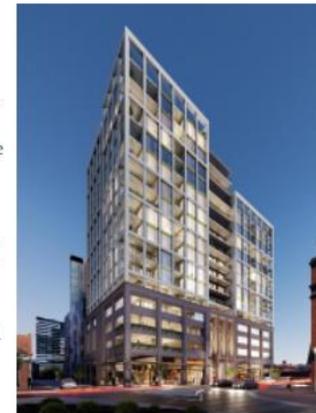
A sod-turning event was recently hosted by developer Luks Investment, which was also behind the nearby \$70m Central Adelaide apartments, built on Grote St in 2017.

Luks Investments' Eric Luk said The Cullinan would play a major role in the revitalisation of the western end of Waymouth St.

"In 2017 Luks Investments developed Central Adelaide, the first apartment project to boast full on-site amenities including a state-of-the art gym, cinema, business centre, billiard room, pool and rooftop, setting the benchmark for future developments in the Adelaide CBD," he said.

"Fast forward to 2022, The Cullinan will create a new benchmark for CBD projects, with smart home living and unrivalled design becoming the standard of the future apartments."

The Cullinan will include 192 studio, one, two and three-bedroom apartments and penthouses, with residents having access to a hi-tech car stacking system.



Artist's impression of The Cullinan apartments on Waymouth St.

A gym, communal open space and pool will also feature on level one, with a “sky gardens” and barbeque area on level 16 and on the rooftop.

Belle Property International’s John Ong said the project had so far attracted strong interest from both owner-occupiers and investors.

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“We have witnessed an increasing desire and demand for CBD living from owner-occupiers and downsizers alike,” he said.



Artist's impression of the view from The Cullinan apartments.

“These buyers have specific requirements for CBD living and The Cullinan project has been able to accommodate these buyer types with bespoke apartment packages”.

The tower’s ground and mezzanine floors will be set aside for retail outlets, with a restaurant, cafe and sandwich bar already lined up to open in the building.

Mr Ong said the remaining retail space could potentially accommodate a convenience store, other food and beverage outlets, a salon, florist or other retail outlets.

The project is expected to create more than 200 jobs during construction, with completion estimated for early 2024.

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# Groundbreaking Event

14 April 2022

Marking the official commencement of construction, the first sod was turned on April 14 at The Cullinan - a \$110 million, 18-storey 53m development on Waymouth Street in the Adelaide CBD. The Cullinan is the first major development project since the onset of COVID-19 with developers, Luks Investments, also behind the \$70 million Central Adelaide Apartments completed on Grote Street in 2017.



The Right Honourable Lord Mayor Sandy Verschoor officiated the soil turning event followed by a smoking ceremony by Ngangkí Warra - a female led Kaurna women's cultural group to honour the original custodians of the land.





Also joining in the milestone celebrations, were Eric Luk and Wui Hong Luk of Luks Investments, Brian Yao IJ Projects, Warren Erfu RMBL, Mr Calvin Lai Belle Property Adelaide Group, John Ong of Belle Property International, David Buenfeld of Belle Property Commercial.

The development which will sit prominently on the 3-frontage block of Ranelagh St, Mellor Street and Waymouth street overlooking Light Square is expected to stand out from neighbouring developments with premium finishes, unrivalled luxury residential design, and never to be built out world class views over Adelaide's iconic Light Square, the CBD, the Adelaide Hills and beyond.

The Cullinan elevates style, amenity, and convenience to luxurious new heights. Live in stunningly designed apartments and experience unsurpassed levels of service that make daily life a breeze.

Eric Luk, of Luks Investments, says, "In 2017 Luk Investments developed Central Adelaide, the first apartment project to boast full on-site amenities including a state-of-the-art gym, cinema, business centre, 15m pool and rooftop setting the benchmark for future developments in the Adelaide CBD. Fast forward to 2022, The Cullinan will create a new benchmark for CBD projects with Smart Home living and unrivalled design becoming the standard of future apartments."





“The project is set to have an important influence on the revitalisation of Waymouth Street West. The site is a premier city location with proximity to key destinations, including open green space, universities, North Terrace, Royal Adelaide Hospital and Adelaide Central Markets”

John Ong of Belle Property International projects team said the tower will be home to 192 open-plan apartments including bespoke penthouses, spacious 3-bedroom luxurious apartments for owner-occupiers, flexible studio to 2bedroom layouts for investors, and 1bedroom apartment for First Home Buyer or seasonal travellers.

John Ong says the market for owner-occupied apartments is strong.

“We have witnessed an increased desire and demand for CBD living from owner occupiers and downsizers alike. These buyers have specific requirements for CBD living and The Cullinan project has been able to accommodate these buyer types with bespoke apartment packages”.





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Brought to you by Luks Investments

Developer of Central Adelaide

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