

A large, dark green, stylized letter 'B' logo is centered on the page. The 'B' has a thick, rounded font style with a vertical stem and two curved bowls. The text 'THE BELMONT COLLECTION' is overlaid on the middle of the 'B' in a gold, serif, all-caps font.

THE BELMONT COLLECTION



THE BELMONT
COLLECTION

The Belmont Collection presents a collection of exquisite townhomes in an established Mill Park neighbourhood, ready to ride the next property boom. Located in a prime corner location, it is minutes from RMIT University, schools, reserves and Westfield Plenty Valley.

In collaboration with Melbourne's leading architects and designers, we have created timeless, beautiful townhomes of refined quality. Offering a choice of versatile floorplans, each residence is meticulously crafted to suit every lifestyle.

Elevating the benchmark for townhome living in Melbourne's north, The Belmont Collection is an exclusive gated community inspired by some of the world's most prestigious estates. It celebrates exceptional design, attention to detail and future-ready amenity.

We are incredibly proud of The Belmont Collection and will ensure every care is taken to exceed our clients' expectations come completion.



BEN ATANASOVSKI
MANAGING DIRECTOR

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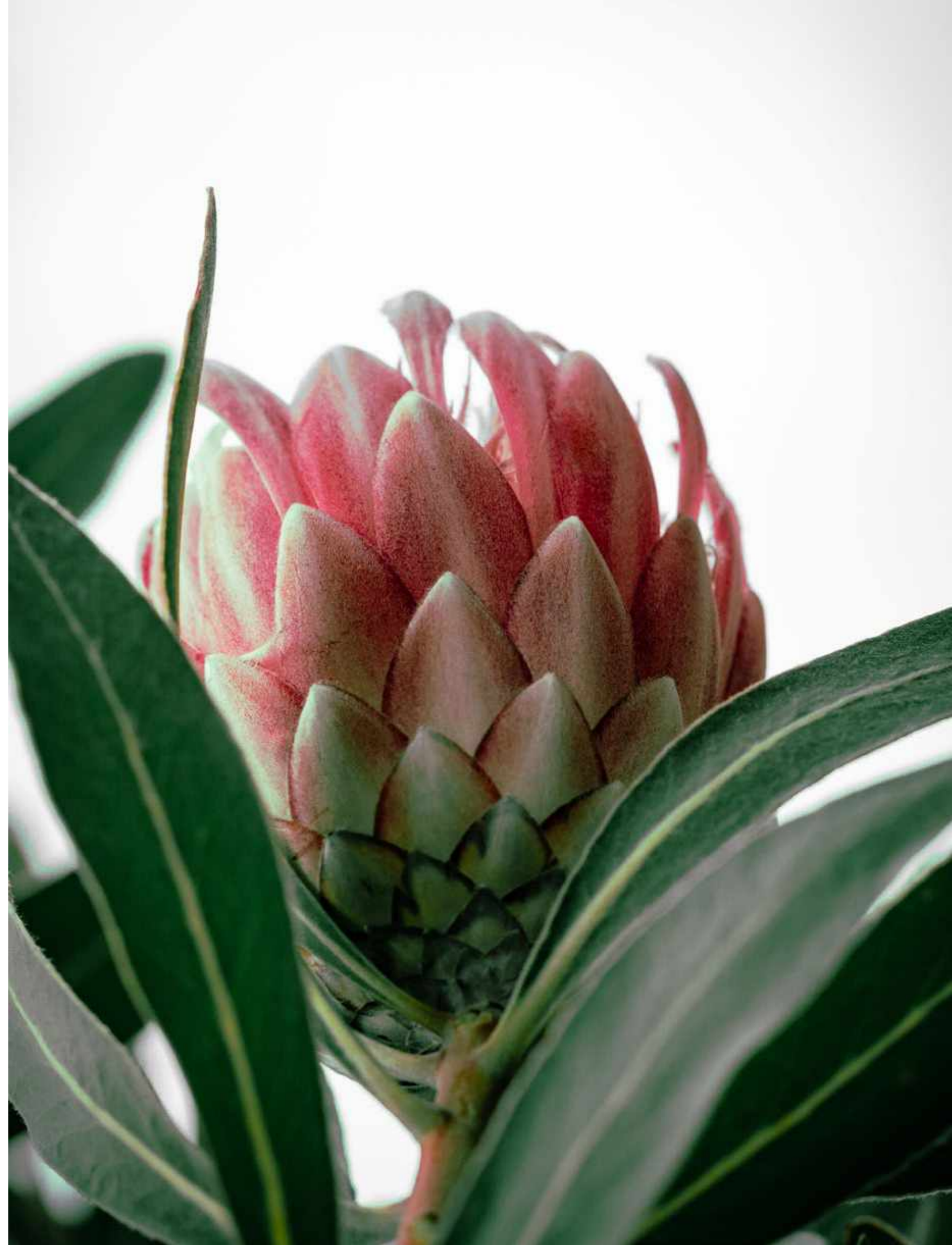
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CHAPTER ONE

THE BRANSON
DIFFERENCE



DEVELOPER

BRANSON GROUP

Buying a home is a journey filled with expectation and anticipation. It is the realisation of a dream, be it your first property, an investment, or perhaps a lifestyle choice to downsize. At Branson Group, we understand exactly what you are looking for, and are proud to be part of your property journey.

With an obsessive focus on quality, we deliver stunning homes you will love, in neighbourhoods you want to live in. Delivering above and beyond, it is why our projects are well-received by owner occupiers and savvy investors.

We are seeing repeat purchase from loyal customers, a result of our exceptional customer service.

OVER 45
PROJECTS

ESTABLISHED IN
2000

1,350+
RESIDENTS



WHY BRANSON

Branson Group makes a profound, enduring difference in the property market. Each thoughtfully designed project reflects our commitment to uncompromising excellence, an intelligent investment of refined quality. We look forward to being a part of your property journey, elevating your lifestyle and securing your future.

“WE DELIVER \$3M SOUTH YARRA TOWNHOUSES IN QUALITY SUBURBS LIKE ESSENDON FOR \$1.2M OR BUNDOORA FOR \$700,000.”

BEN ATANASOVSKI
MANAGING DIRECTOR



THOUGHTFUL DESIGN

Raising the bar for townhome living in Australia, Branson Group collaborates with leading, like-minded architects and designers. Together, we create timeless, sustainable residences, carefully considered and crafted with precision. We think about how people want to live, ready for the future with a range of smart, innovative options.

INTELLIGENT INVESTMENT

Driven by foresight and property intelligence, Branson Group has been securing the very best sites in the market for over 20 years. We have developed a stringent selection criteria to analyse and identify suburbs with strong potential for positive growth, looking at Infrastructure, transport, land scarcity and affordability. Our projects continue to outperform the market, with rental yields and resale value significantly higher than average.



REFINED QUALITY

Our meticulous attention to detail and project management ensure uncompromising quality in each townhome, on every project. We think about everything and consider all possibilities, to deliver a level of refinement like never before.





OUR UNWAVERING COMMITMENT

BRANSON GROUP MAKES A PROFOUND, ENDURING DIFFERENCE IN THE PROPERTY MARKET. EACH TOWNHOME IS THOUGHTFULLY DESIGNED AND METICULOUSLY CRAFTED, AN INTELLIGENT INVESTMENT OF REFINED QUALITY. WE LOOK FORWARD TO BEING A PART OF YOUR PROPERTY JOURNEY, ELEVATING YOUR LIFESTYLE AND SECURING YOUR FUTURE.

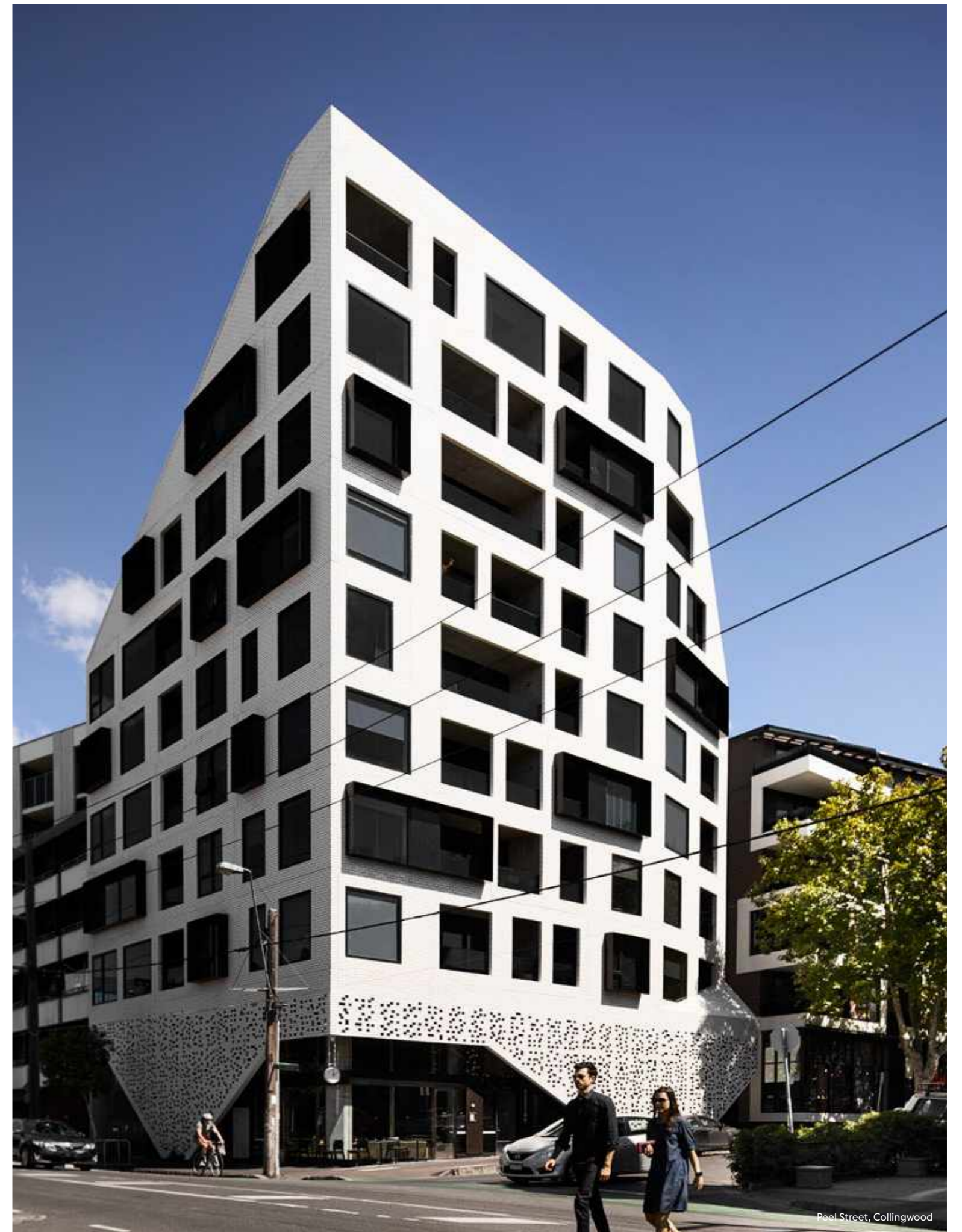
BEN ATANASOVSKI
MANAGING DIRECTOR

DKO ARCHITECTURE

DKO was founded in 2000 by Koos de Keijzer and Zvonko Orsanic, to realise their vision of creating ingenious spaces for the eyes, mind and soul. Within a decade, DKO grew to become a design powerhouse in the Asia Pacific, a multidisciplinary team of over 200 professionals across six offices. DKO approaches all projects with an open mind, using logic to interpret the canvas into unique and effective designs. They aim to be culturally aware and people savvy, understanding and appreciating the different ways they live, work and connect. They have proven their versatility and ability to flex with the wind, and when to stand tall against it. Through human understanding, they maximise every potential and deliver architecture at its utmost excellence.



Habitus South, South Melbourne



Peel Street, Collingwood

2 LOCATION



MILL PARK
**AN EXCEPTIONAL
LIFESTYLE**

Located in Melbourne's next boom suburb in the north, The Belmont Collection enjoys a corner position in an established neighbourhood, adjacent to Belmont Park. Surrounded by great amenity and connectivity, there are shopping centres, sports centres and healthcare, as well as schools and world-class universities, a short walk or drive away.

“WITH A LIMITED SUPPLY OF RESIDENTIAL LAND IN MILL PARK,
THE BELMONT COLLECTION IS A RARE OPPORTUNITY FOR
REFINED, MODERN LIVING IN THE AREA.”

BEN ATANASOVSKI
MANAGING DIRECTOR



Westfield Plenty Valley



La Trobe University

UNI HILL

BUNDOORA
SQUARE

RMIT
UNIVERSITY
BUNDOORA

LA TROBE
UNIVERSITY

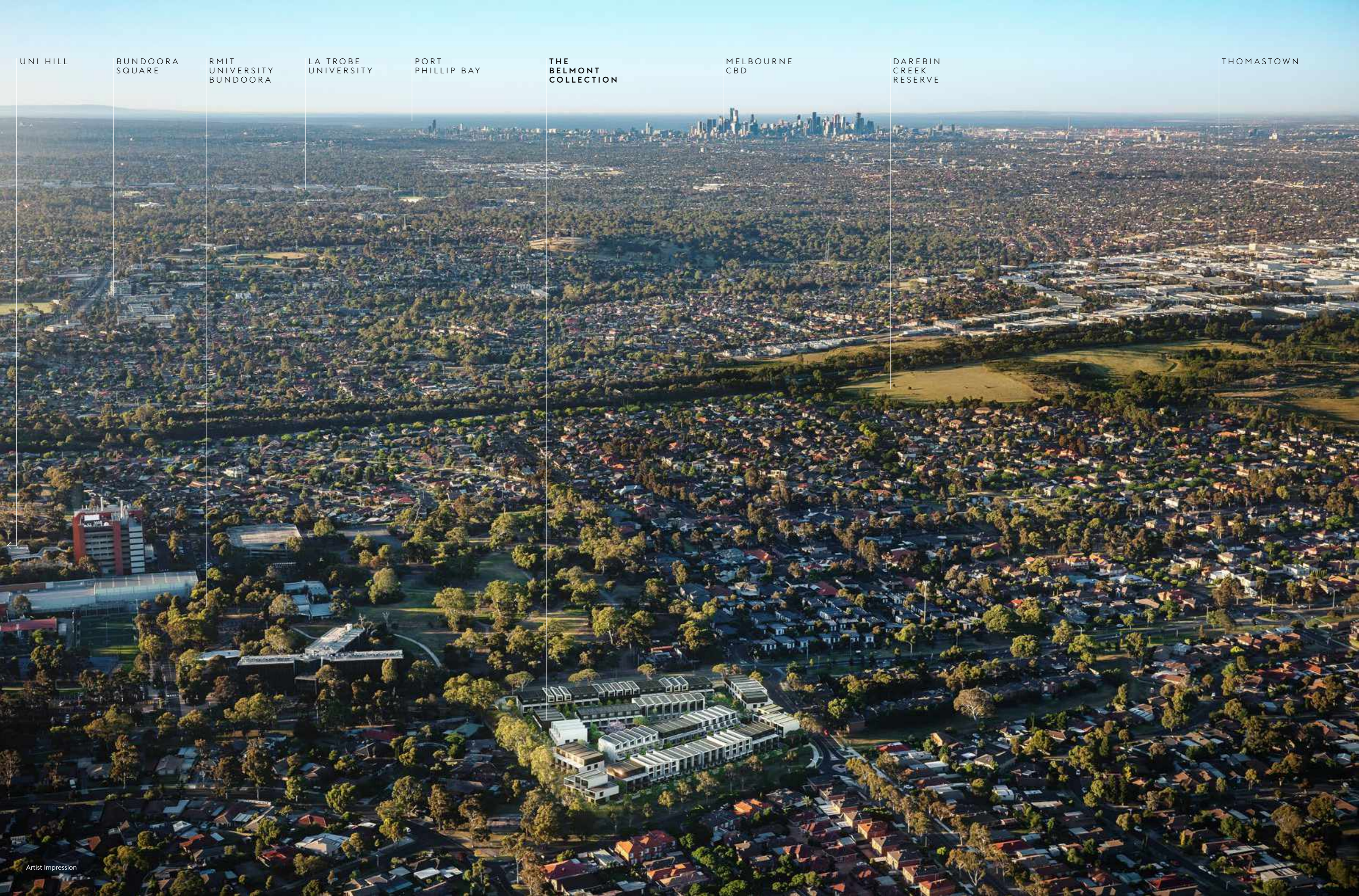
PORT
PHILLIP BAY

THE
BELMONT
COLLECTION

MELBOURNE
CBD

DAREBIN
CREEK
RESERVE

THOMASTOWN



MILL PARK
PRIMARY
SCHOOL

RMIT
UNIVERSITY
BUNDOORA
EAST

PLENTY
GORGE
PARKLANDS

THE
BELMONT
COLLECTION

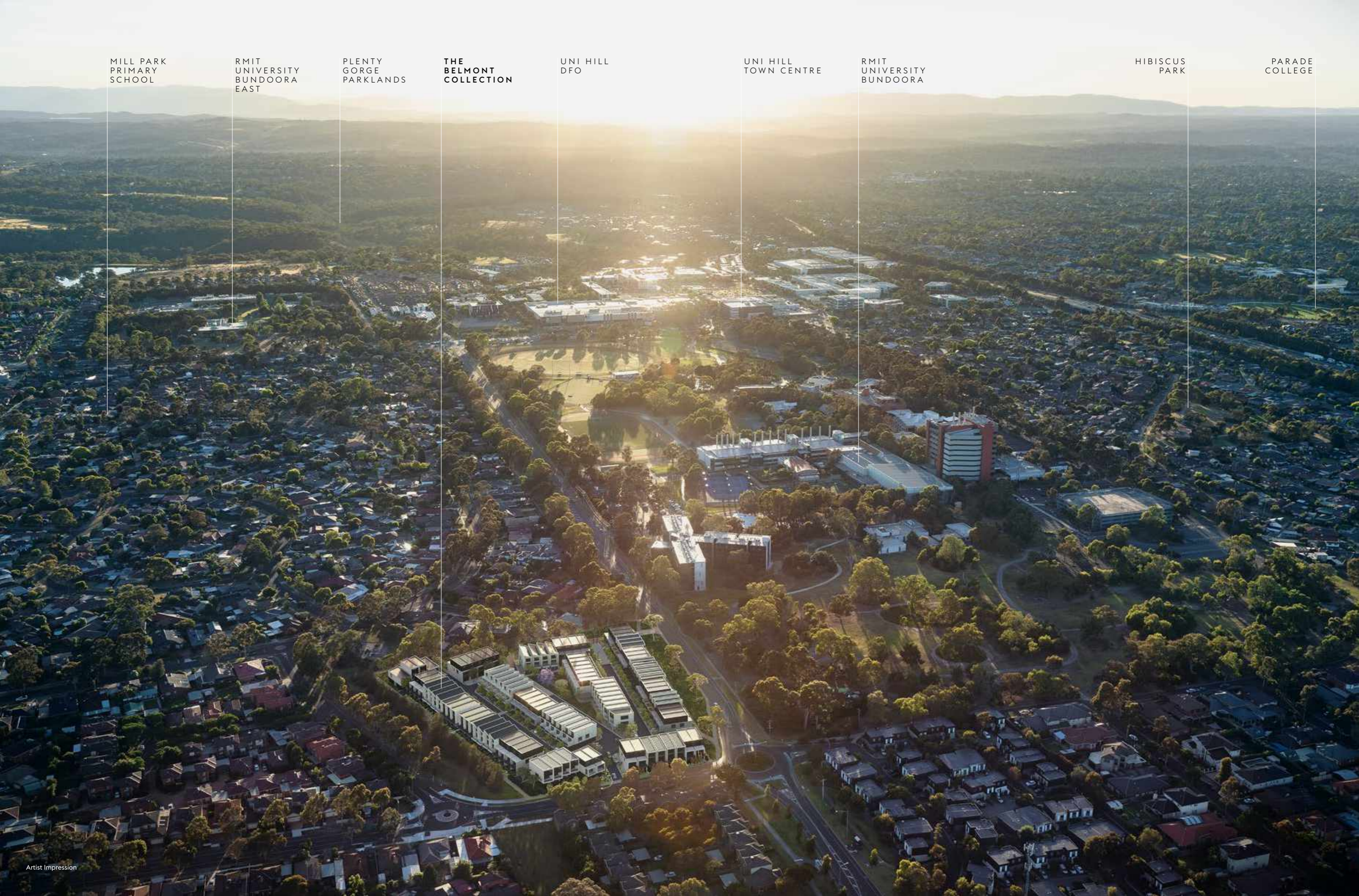
UNI HILL
DFO

UNI HILL
TOWN CENTRE

RMIT
UNIVERSITY
BUNDOORA

HIBISCUS
PARK

PARADE
COLLEGE



MOMENTS FROM EVERYTHING

Only minutes from retail therapy, quality education, the outdoors and lifestyle venues, The Belmont Collection enjoys easy access to every convenience, perfectly placed for the life you desire.

6 MINS

drive to Westfield Plenty Valley

8 MINS

drive to La Trobe University

11 MINS

drive to Northland Shopping Centre

14 MINS

drive to Preston Market

9 MINS

drive to Greensborough Plaza

8 MINS

walks to the nearest tram stop

DINING & EATERIES

1. Bundoora Park Farm and Cafe
2. Unilab Specialty Roasters & Kitchen
3. Maple Tree Cafe
4. Infuse Greensborough
5. ASSA Korean Eatery

SPORTS & WELLNESS

6. Mill Park Stadium
7. Mill Park Leisure Centre
8. Plus Fitness 24/7
9. Social Sport - Bundoora Futsal
10. Action Indoor Sports Bundoora

HEALTHCARE

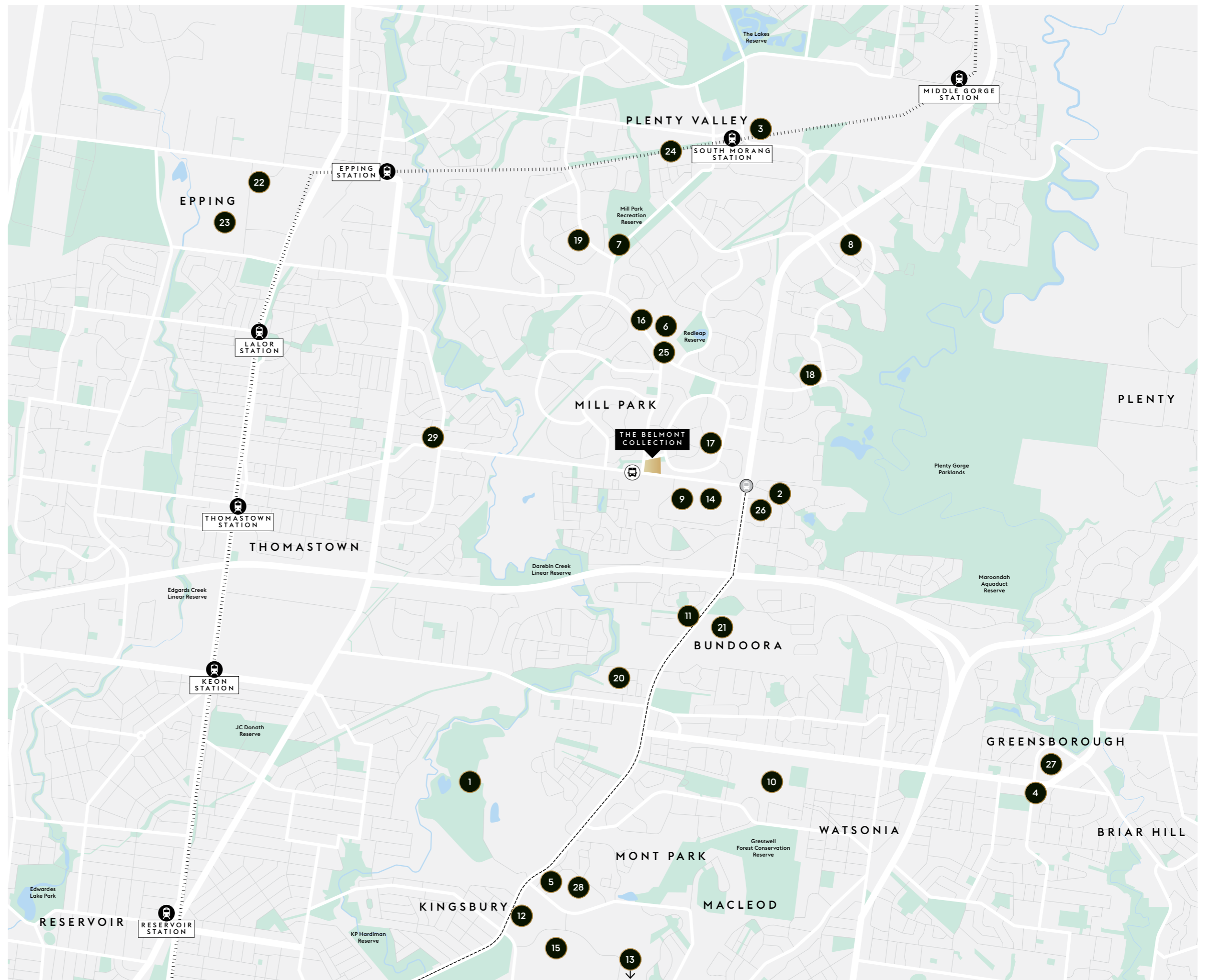
11. Northpark Private Hospital
12. La Trobe Private Hospital
13. Austin Hospital

EDUCATION

14. RMIT University Bundoora
15. La Trobe University
16. St Francis of Assisi Primary School
17. Mill Park Primary School
18. Plenty Parklands Primary
19. Mill Park Heights Primary
20. Northside Christian College
21. Parade College

SHOPPING

22. Pacific Epping
23. Costco Epping
24. Westfield Plenty Valley
25. The Stables Shopping Centre
26. DFO Uni Hill & Town Centre
27. Greensborough Plaza
28. Polaris 3083
29. Lalor Shopping Centre



MILL PARK AT A GLANCE

EMPLOYMENT

FUTURE OPPORTUNITIES IN ABUNDANCE

The State Government's La Trobe National Employment and Innovation Cluster will drive job growth across five key precincts, focused on healthcare, education, research, commercial and industrial opportunities.

EDUCATION

A NEW EDUCATION HUB IN THE NORTH

Reputable public and private schools are within easy reach, while RMIT University's Bundoora campus is just across the road. The nearby La Trobe University is also undergoing a \$5b upgrade, becoming a new world-class education hub for Melbourne. University City of the Future, as it will be known, will create 20,000 new jobs over 10 years during construction and provide facilities for over 40,000 students.

AFFORDABILITY

GET IN NOW AND TAKE ADVANTAGE

With median house price for Mill Park currently at \$690,000, the suburb is still relatively affordable. Based on 'The Ripple Effect', it is clearly poised for growth in the short to medium term, on the trajectory to hit the million-dollar mark in the near future (subject to prevailing market trends).

TRANSPORT

CONNECTED IN EVERY WAY

The 86 Tram is just a 10-minute walk from home while the new Bundoora Train Station is in the works. Victoria's Big Build featuring \$80b of road and rail projects will include the \$5.4b North East Link and a 90km Suburban Rail Loop intersecting all main train lines. Upon completion, residents will be able to get from Bundoora to the Melbourne CBD in 28 minutes, or Melbourne Airport in 18 minutes.

LIFESTYLE

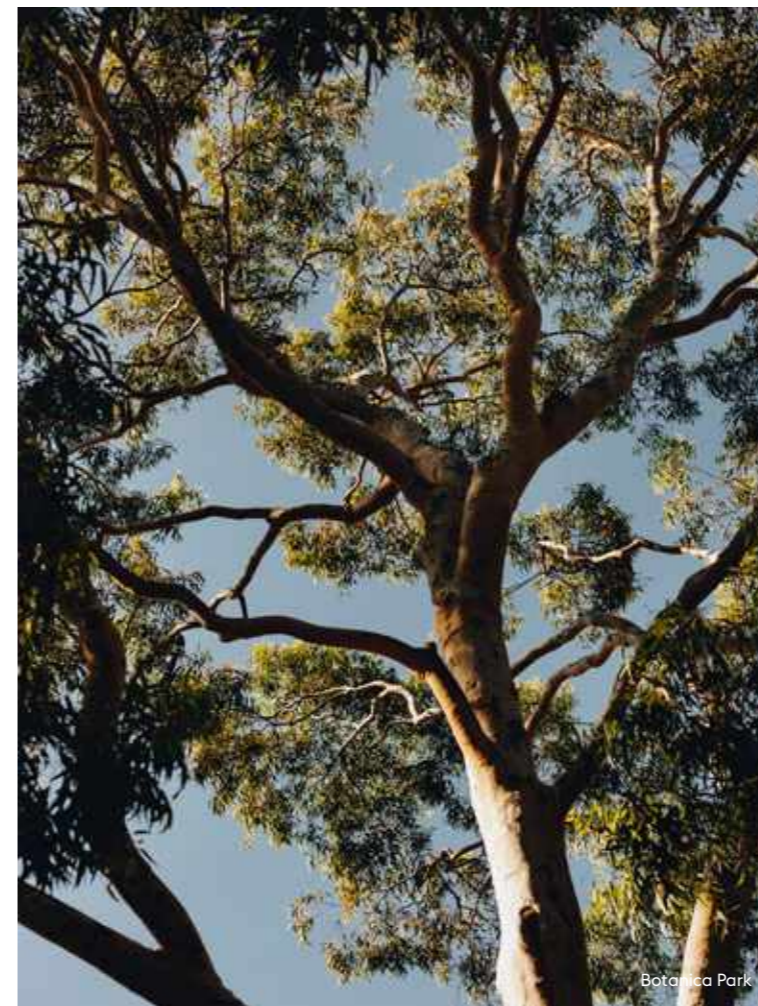
WHERE YOU WANT TO LIVE

Mill Park is conveniently located just minutes from major shopping centres, outdoor green spaces, and popular destinations in Melbourne's vibrant north.

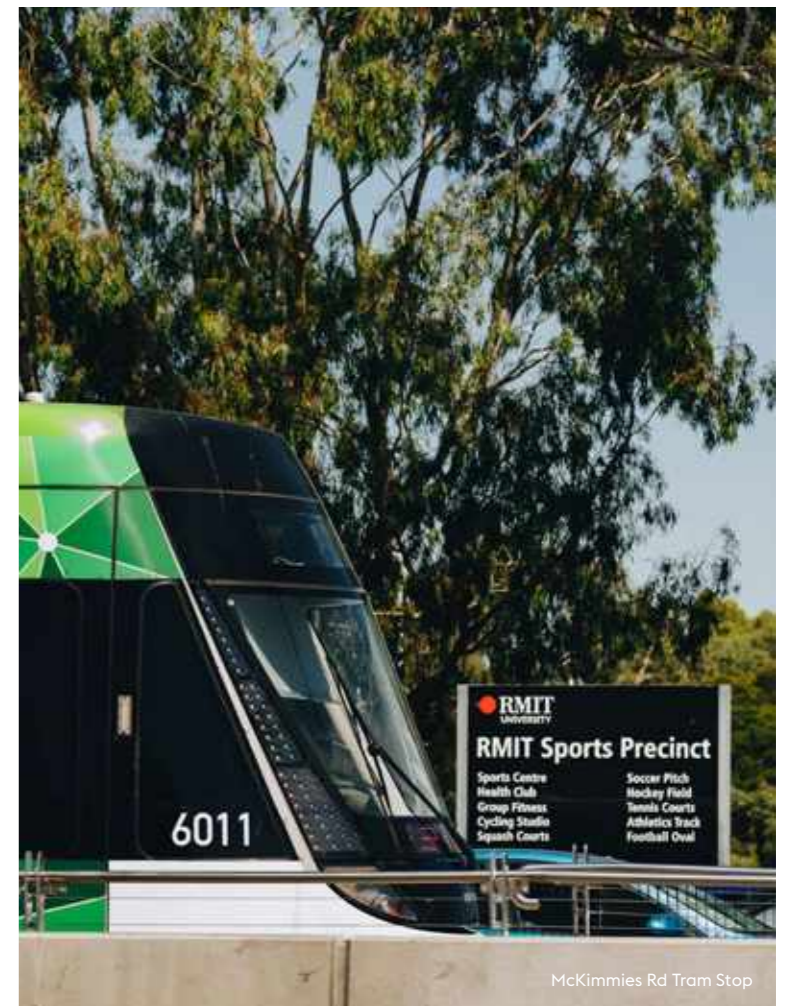
LAND SCARCITY

LIMITED SUPPLY, STRONG DEMAND

Bundoora and Mill Park are established neighbourhoods with limited supply of residential land available for development.



Botanica Park



McKimmies Rd Tram Stop



Unilab Specialty Roasters



La Trobe University



Uni Hill Town Centre



Unilab Specialty Roasters



Botanica Park

LIVE THE LIFE YOU LOVE

Imagine precious moments with loved ones in your beautiful home, set in a leafy, beautiful neighbourhood. Begin a typical day at your favourite local café, or enjoy an active morning at the nearby parklands and open green spaces. In the evening, connect with friends and neighbours in your close-knit community, surrounded by lush, landscaped spaces.

THE RIPPLE EFFECT

The 'Ripple Effect' is the notion of the transformation and ensuing price growth of suburbs led by gentrification tracking out from major cities.

Since 2015, the 'Ripple Effect' has seen a consistent, linear pattern towards the north, with each subsequent suburb out from Melbourne CBD cracking the million-dollar median house price every year. With the median house price for Mill Park currently at \$690,000, the suburb is clearly poised for growth in the short to medium term. (subject to prevailing market trends).



SOURCE: REALESTATE.COM.AU



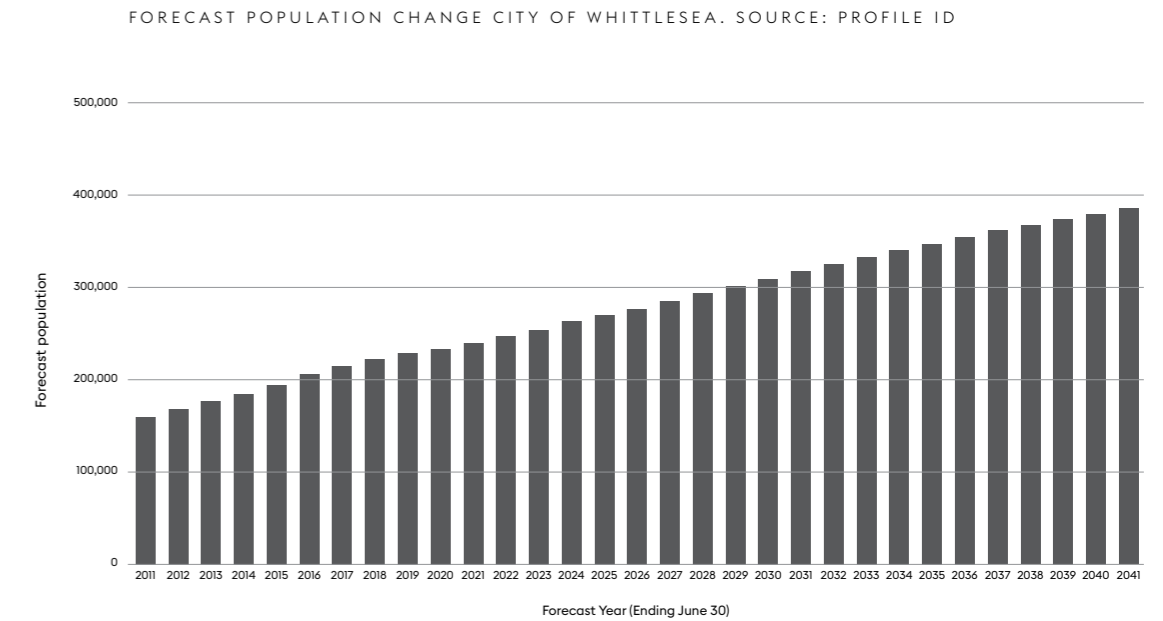
POPULATION GROWTH

The population in Melbourne's inner north is expected to boom over the next 20 years underpinning strong demand for property.

POPULATION 2021
242,027

POPULATION 2021-41
60.49%

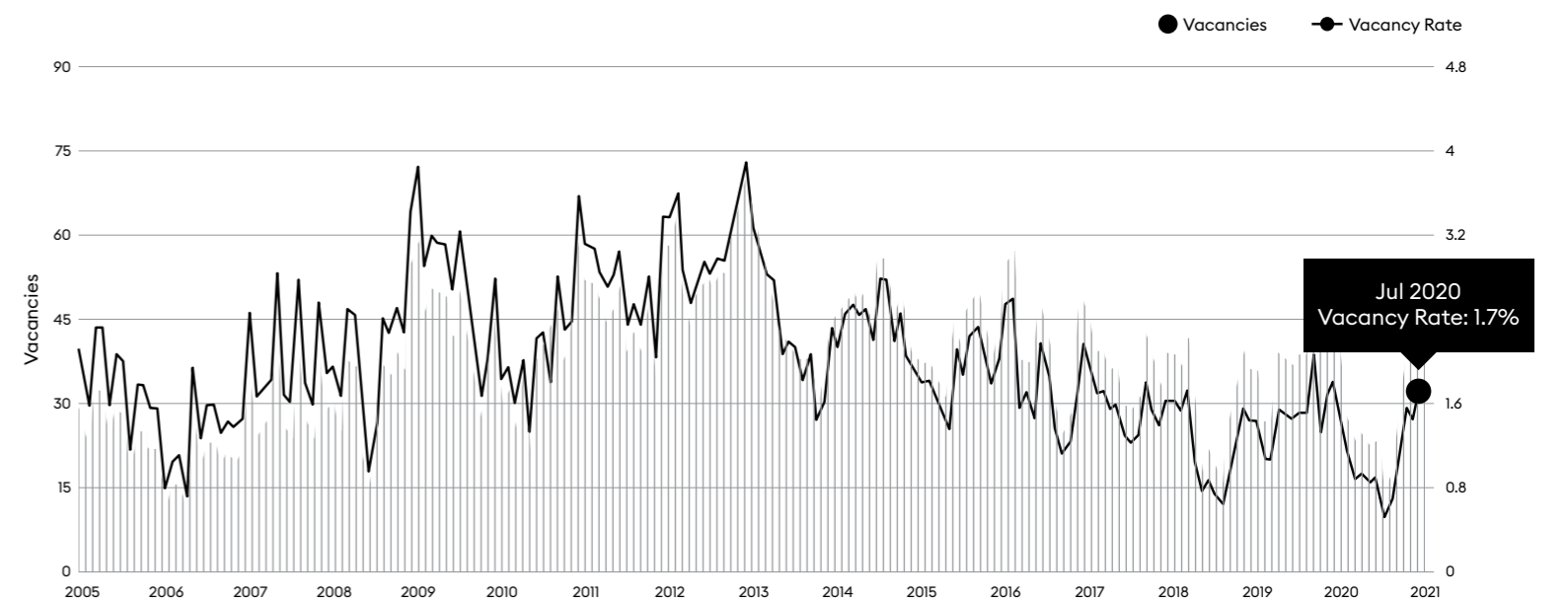
POPULATION 2041
388,417



STRONG RENTAL MARKET

Exceptionally low vacancy rate of 1.7% demonstrating strong investment fundamentals.

POSTCODE 3082 RESIDENTIAL VACANCY RATES. SOURCE: SQM RESEARCH



CHAPTER THREE

3

ARCHITECTURE





Artist Impression

Collaborating with DKO Architects, urban design best practice is evident with The Belmont Collection. We have created a distinctive gated community, one that connects effortlessly with the broader, established neighbourhood and adjacent parkland.



A LEGACY OF EXCELLENCE

The Belmont Collection is situated on a site that was formerly the Florida cheese factory. Run by the Montalto family, they are Australia's most respected traditional Italian cheesemakers, committed to time honoured methods, and offering some of the best dairy products in Melbourne. The site's legacy of excellence continues with our exceptional townhomes, offering a quality of life Mill Park has never seen.

ELEGANT BY NATURE

Experience a real sense of arrival, a place you'd be proud to call home. The Belmont Collection is unlike any other townhome development in the area, designed for a new way to live — an exclusive gated community inspired by some of the world's most prestigious estates.



Elevating the standards of architecture in Mill Park,
each townhome is a statement of refined sophistication.
A variety of facades feature a warm natural palette,
softened by generous landscaping.



THOUGHTFUL PLANNING

All townhomes enjoy green aspects, fronting leafy streets or their very own Central Park. The orientation of each townhome has been carefully considered to bring in maximum sunlight, while residents amenities have been designed for enjoyment in every season.



The Belmont Collection is your natural escape, a place to breathe and thrive. Leave the rest of the world behind when you arrive home.



“WE APPROACH DESIGN FROM EVERY ANGLE, AND EXPLORE EVERY POSSIBILITY.”

BEN ATANASOVSKI
MANAGING DIRECTOR



Artist Impression — Betula Avenue

There is distinctive individuality with each townhome, yet they come together as a cohesive whole. The layering of glass, brick, steel and timber create dynamic façades that blend perfectly into the natural surrounds.



INSPIRED BY MELBOURNE'S ICONIC BOULEVARDS

The Belmont Collection's inspirational landscape takes its cue from Melbourne's grand boulevards. Every opportunity has been taken to integrate greenery into streetscapes and community spaces.



A STYLISH WELCOME

There is a real sense of arrival, with a distinctive streetfront or parkfront entrance. Deliberately flexible and transparent, simply add planters or bench seats.



Façades showcase bold geometric frames, crafted with precision and care. On the ground level, warm, tactile brick and tall trees soften the exteriors.



4 AMENITIES



WARM CONNECTIONS

A space for every occasion, The Belmont's Central Park is perfect for barbecues with neighbours and friends in summer. Perhaps toast marshmallows around the fire pit in the cooler months over a good conversation or two.

DOG AND CAR WASH

Be it for your four-wheeled vehicle or your four-legged friends, keep your favourite companions clean and happy at our dedicated dog and car wash.



Artist Impression — Car & Dog Wash

CLICK AND COLLECT LOCKERS

People are shopping online more than ever and parcel management is becoming a necessity for modern living. Get your dry cleaning and groceries delivered to the oversized, refrigerated and even freezer lockers on site, with access integrated into your home living app.



Artist Impression — Click & Collect Lockers



SUSTAINABILITY

Our townhomes will target a 6-star energy rating with the inclusion of double glazing and quality insulation, as well as energy-efficient appliances, lighting, climate and gas systems. Each home will have water efficient fittings alongside rainwater collection and use. Permeable paving, native planting, and cross ventilation are other sustainable features that will create a better, healthier living environment for all.



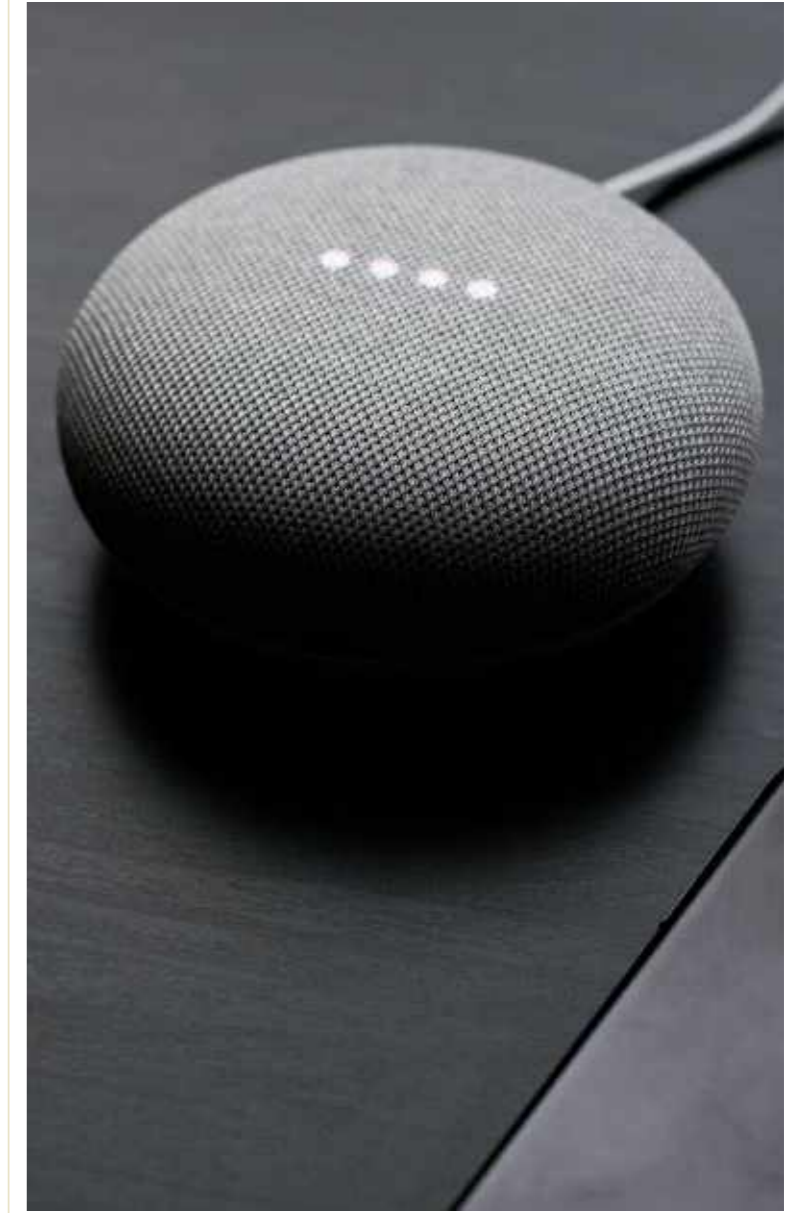
SECURITY

Lock up and leave your home with confidence, thanks to CCTV security cameras and optional fingerprint entry access.



EDIBLE GARDEN

Residents will share an edible garden and a real community spirit. Look forward to pottering about with herbs and vegetables with your neighbours.

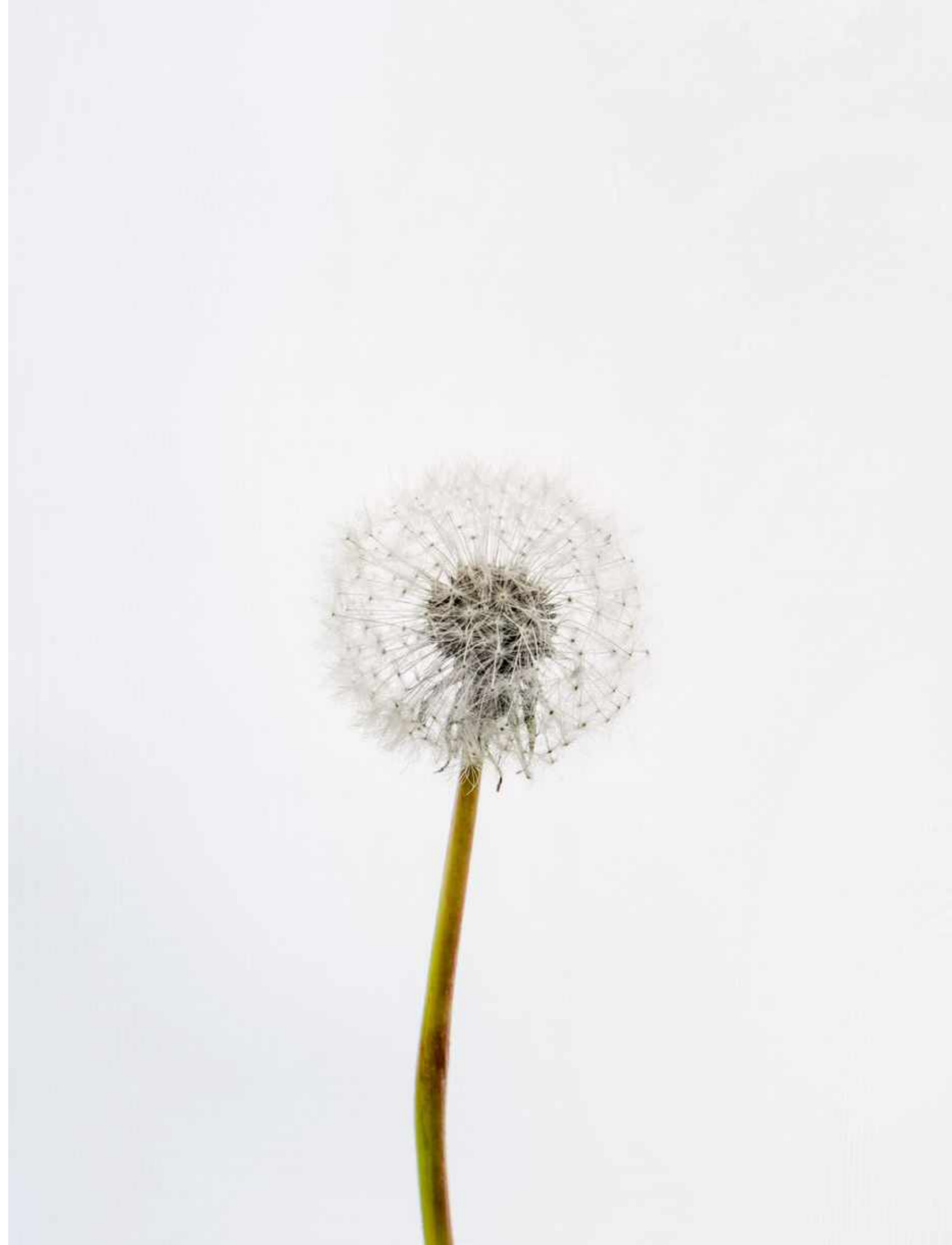


HOME AUTOMATION

Designed for seamless, effortless living, the optional home automation network will bring together all your favourite home lifestyle systems, at your fingertips. Personalise comfort levels in every room, or handle everything from security cameras and intercoms, through to TV rooms, WiFi, music streaming, lighting, motorised blinds, heating, cooling, and more.

CHAPTER FIVE

5 INTERIORS



BASK IN LIGHT

Spacious and airy open plan living flow into a generous balcony with leafy outlooks. Each townhome is orientated to maximise natural light.



FORM MEETS FUNCTION

There is a place for everything in the highly functional yet aesthetically pleasing kitchen. Look out to idyllic surrounds as you prepare your meals.

There is abundant storage, including a concealed appliance shelf to keep it all tidy. Bosch appliances and matte black tapware complete the heart of your home.



SERENE CALM

With large windows overlooking the treetops and a calm, natural palette, the bedrooms are sanctuaries of pure comfort and luxurious detail.





DELIGHTING THE SENSES

Tactile elements such as textured and finger tiles are delightful to the touch. Contemporary lines in monochromatic hues deliver a timeless aesthetic, complemented by bold, robust accessories.

Artist Impression

HOLISTIC HARMONY OF SPACE

Across three levels connected by the central feature stairs, adapt your space to best suit your needs. Whether you work from home or have a multi-generational living arrangement, separate sleeping zones from active living zones provide greater flexibility and privacy.





Artist Impression

VERSATILE FLOORPLANS

Choose from a range of floorplans to accommodate your lifestyle. The typical layout offers seamless indoor-outdoor living and the kitchen on the first floor, while two well-appointed bedrooms enjoy elevated privacy on the second. The ground floor features another bedroom or potential home office, with a separate bathroom and two car spaces.



NATURALLY EXTRAORDINARY



DISCLAIMER All images, views and diagrams are indicative or artist impressions only. Dimension areas, fittings specifications, landscape and paved areas are indicative and subject to change without notice. Furniture and white goods are not included in the price. Estimated floor area is measured to the outside face of all external enclosing walls and the centreline of all shared walls. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract. Design by Studio White Noise.

