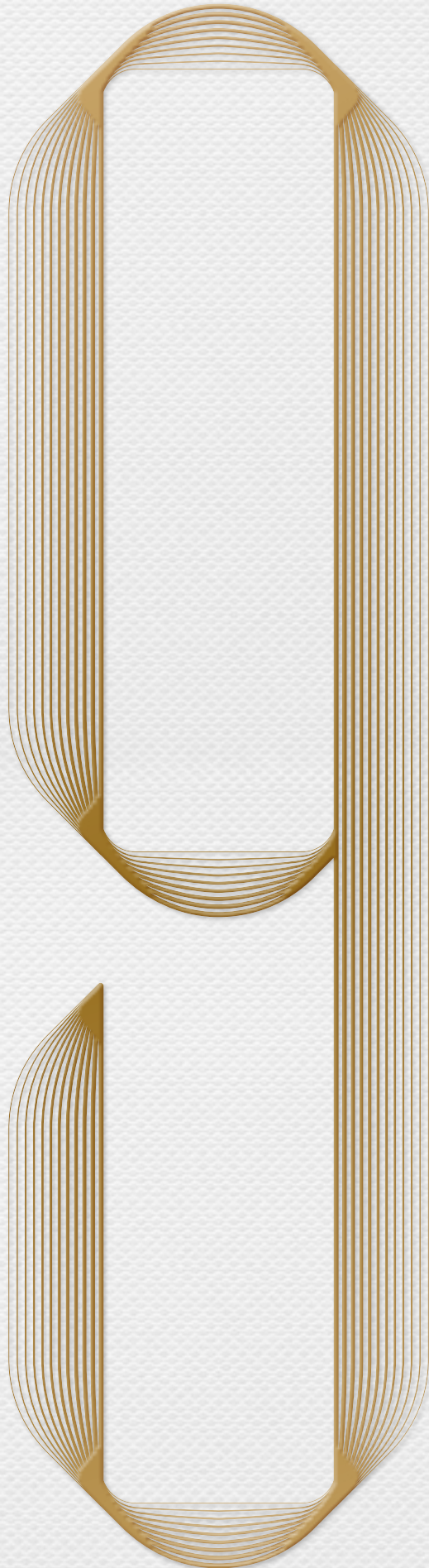


THE ANDERSON COLLECTION





THE ANDERSON  
COLLECTION

The Anderson Collection brings to Pascoe Vale South a new standard of townhomes, architecturally designed to make an elegant statement.

Only 10km from the Melbourne CBD, discover a well-connected address in an established neighbourhood, integrated with a curated retail and lifestyle experience.

At Branson Group, we are passionate about delivering townhomes of exceptional quality and enduring value, raising the benchmark of residential living in Melbourne's inner north.



BA

**BEN ATANASOVSKI**  
MANAGING DIRECTOR  
BRANSON GROUP

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Modern architecture meets disciplined ingenuity, where rhythmic terraces feature bold geometric forms and gentle curves.

Calm, refined interiors celebrate a natural material palette, crafted for elegant comfort.

Discover exclusive resident amenities and a curated retail experience, a new destination for the neighbourhood.

A well-connected address only 10km from the Melbourne CBD, moments from everything you love about life.

With an obsessive focus on quality and property intelligence, Branson Group makes a profound, enduring difference in the property market.



CHAPTER ONE

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# ARCHITECTURE

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## HERITAGE

The Anderson Collection is where modern architecture meets disciplined ingenuity. A statement of elegant movement and fluid beauty, it is an expression of strength and grace. For over 60 years, the site was the location of a much-loved local ballet school. Our design philosophy pays tribute to the significance of this site, creating a new destination for the community.

## THE NEW RHYTHM OF PASCOE VALE

These 19 elegant townhomes are narrated by a series of rhythmic terraces, combining bold geometric forms with gentle curves. Boasting an elevated position, they offer breathtaking views of the Melbourne city skyline.





Artist Impression

## DISTINCTIVE ARRIVAL

Unique yet cohesive, the contemporary townhomes feature beautifully crafted brickwork, durable metal cladding and bronze details. It is immediately recognisable and infinitely welcoming.

## OBSESSION WITH QUALITY

A robust yet timeless material palette exudes a sense of resilience and permanence. Each exquisite townhome offers generosity of space, designed and made to last.



Artist Impression





CHAPTER TWO

# INTERIORS

# SOPHISTICATED WARMTH

Warm, refined interiors showcase natural materiality, nuanced texture, and quality appliances. Every detail has been crafted to please the most discerning of buyers.



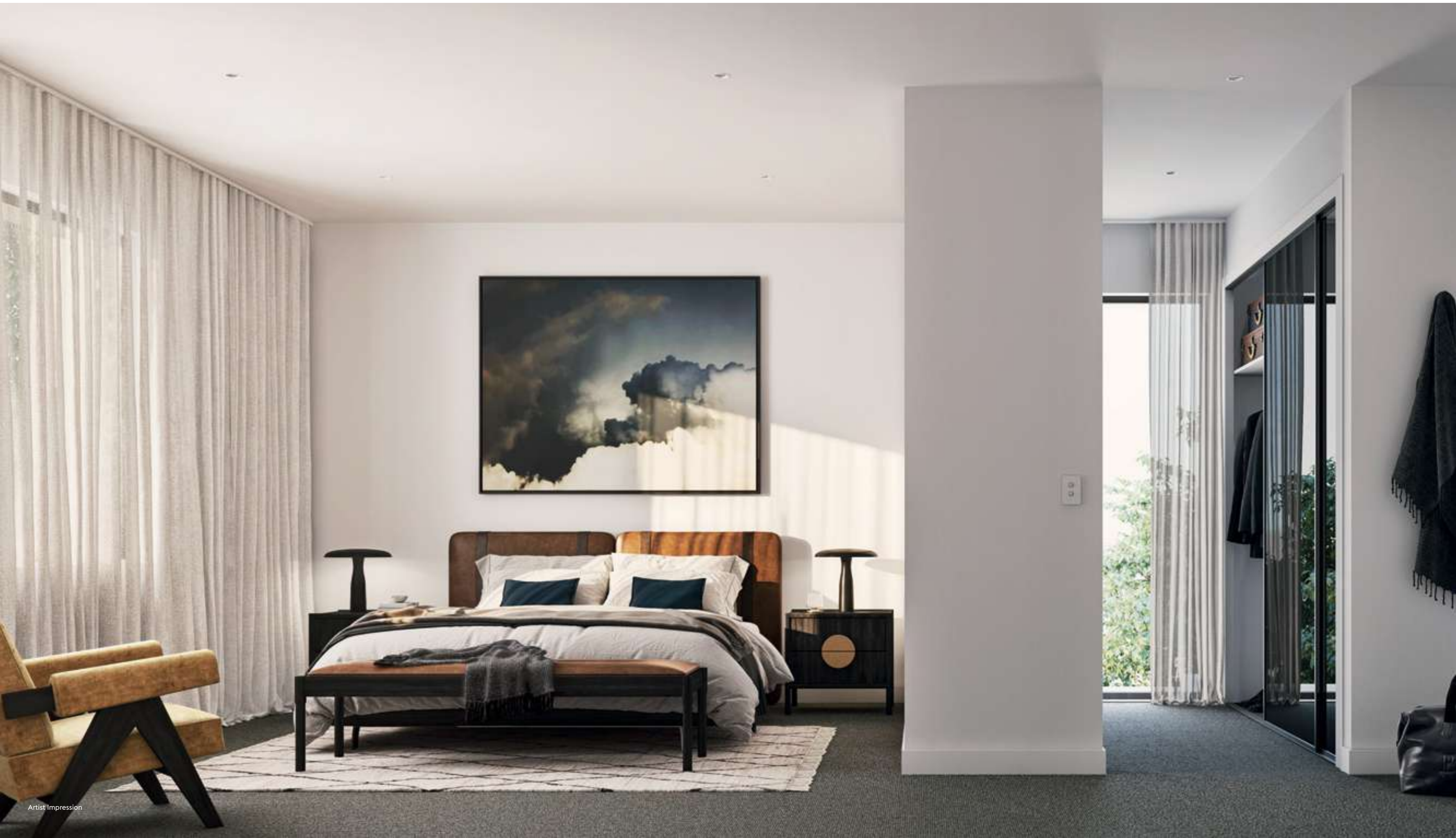
## A SEAMLESS SANCTUARY

Indoor spaces are drenched in glorious light, flowing into outdoor realms. Glazed sliding doors offer an effortless connection to nature and lush greenery.



## YOUR PRIVATE DOMAIN

Retreat into a space that is truly your own. The well-appointed master bedroom boasts a walk-in robe and plush carpet underfoot.





## A TRANQUIL ESCAPE

The light-filled master ensuite showcases finger tiles to match the language of the townhome's facade. Abundant storage and quality finishes complete this modern oasis.

## BREATHTAKING VIEWS

In selected townhomes, outdoor terraces capture amazing vistas of the city skyline, an open yet intimate space under the sky.





CHAPTER THREE

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# AMENITIES

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## A DESIRABLE ADDRESS

The Anderson Collection will further bring the streetscape to life with curated retail experiences, a café and specialty shops. It is destined to become a vibrant landmark in the local area.

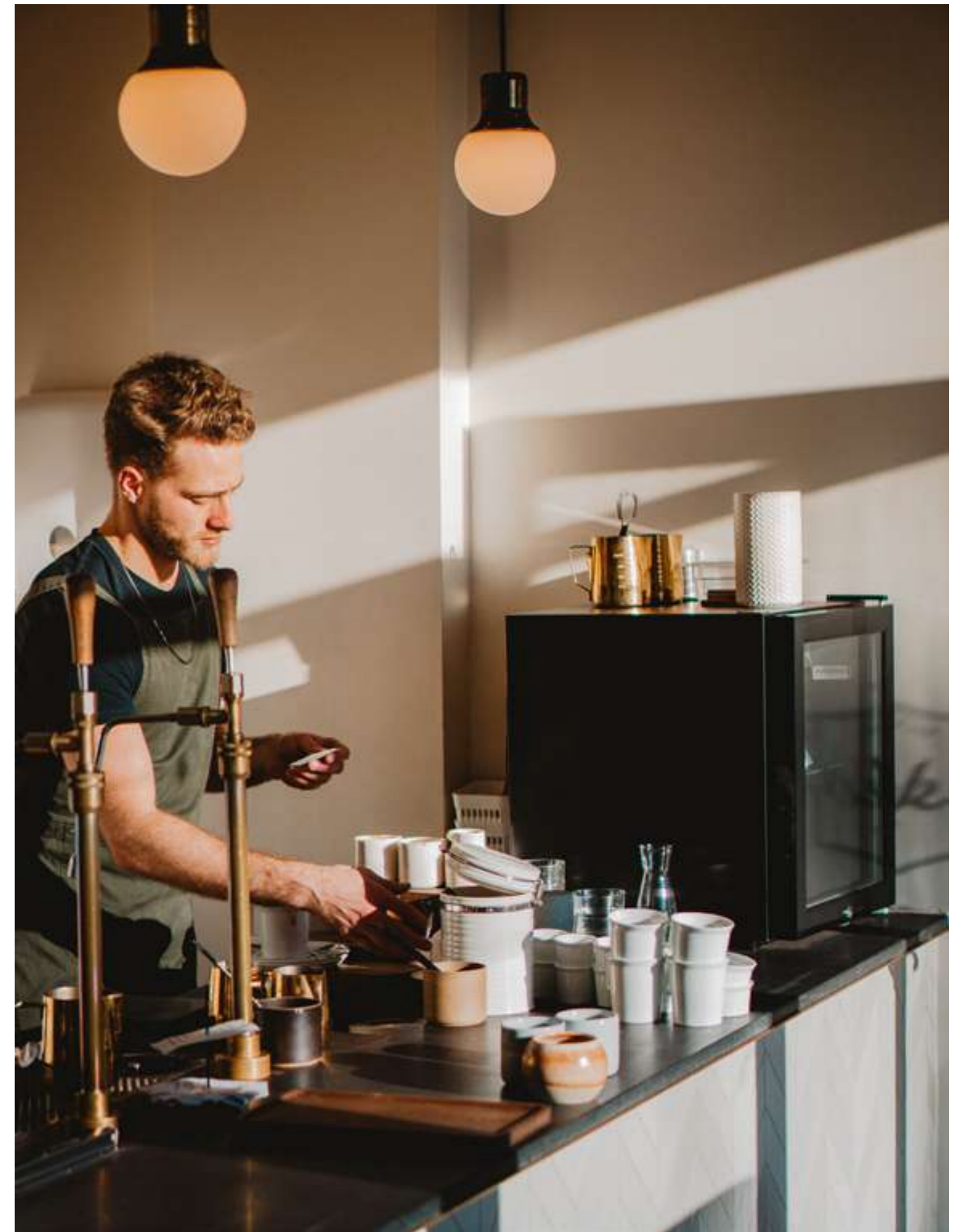


Artist Impression



## YOUR OWN LOCAL

Enjoy having your own favourite indulgences, right at your doorstep. Be it for your morning cuppa, a bite to eat, or some shopping, you'll soon be on a first name basis with everyone.





## A SENSE OF PLACE

Entertain, meet or mingle at the landscaped central garden, complete with a BBQ and outdoor dining area. Exclusively for residents, come here to relax or create memorable moments.

Artist Impression

# FORWARD-THINKING DESIGN

## SUSTAINABILITY

Our properties 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

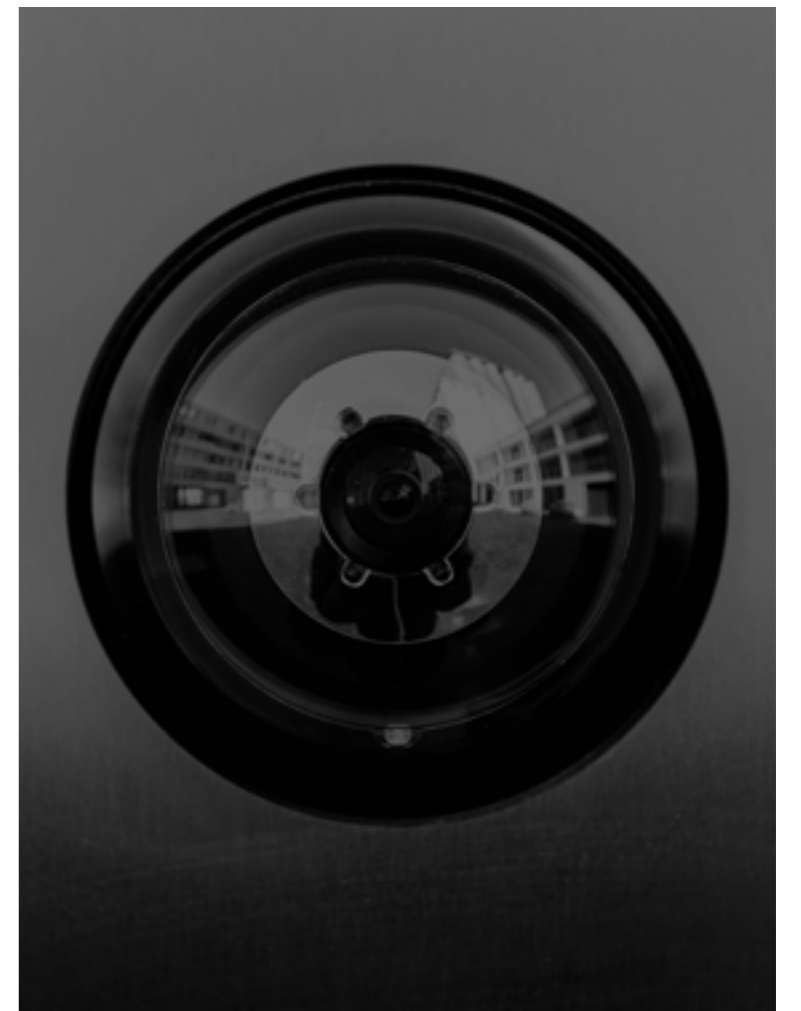
Lock up and leave your home with confidence, thanks to CCTV security cameras and optional fingerprint entry access.

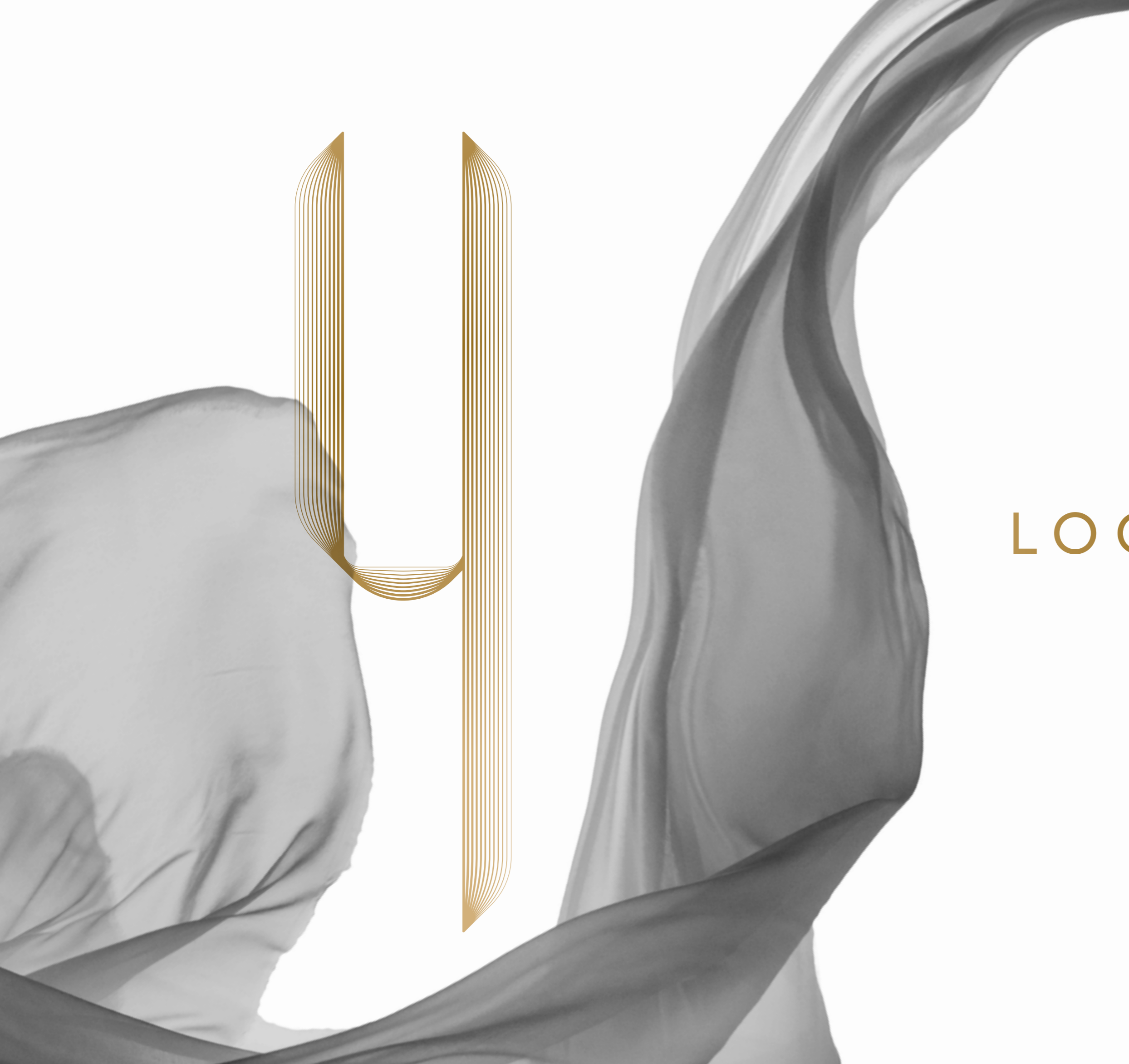
## EDIBLE GARDEN

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 each and every room.





CHAPTER FOUR

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# LOCATION

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PASCOE VALE

## AN EXCEPTIONAL LIFESTYLE

Walking distance to Pascoe Vale station, buses, shops, restaurants, and the Moonee Ponds Creek Linear Reserve, The Anderson Collection offers a convenient, exciting, and easy way of life.

“THE ANDERSON COLLECTION IS A RARE OPPORTUNITY FOR ELEVATED TOWNHOME LIVING, IN A DESIRABLE AND CONNECTED SUBURB.”

**BEN ATANASOVSKI**  
MANAGING DIRECTOR  
BRANSON GROUP





MELBOURNE CBD

PRINCES PARK

MELBOURNE ZOO

DOCKLANDS

MOONEE VALLEY RACECOURSE

FLEMINGTON RACECOURSE

MOONEE PONDS ACTIVITY CENTRE

BRUNSWICK WEST

CITY LINK

CROSS KEYS RESERVE

STRATHMORE TRAIN STATION

TULLAMARINE FWY  
- DIRECT ACCESS TO CBD

BREARLEY RESERVE

STRATHMORE SECONDARY COLLEGE

**THE ANDERSON  
COLLECTION**

10.7KM TO CBD

# MOMENTS FROM EVERYTHING

All your favourite places are a short drive from home. Delightful dining establishments, convenient shopping, and sporting venues are just minutes away.

## DINING & EATERIES

1. Ferrovía
2. KG4435
3. Anthropology Specialty Coffee
4. Nongkhai Thai
5. The Eastern Bloc
6. Scroogy's Pizza
7. Bagels Baby
8. Good Times Coffee
9. 300 Grams
10. O'Heas Bakery & Deli

## SPORTS & WELLNESS

11. West Coburg Sports Club
12. Oak Park Sports and Aquatic Centre
13. East Coburg Cricket Club
14. Coburg Tennis Club

## HEALTHCARE

15. John Fawcner Private Hospital
16. Strathmore Family Medical Centre
17. Essendon Family Medical Clinic
18. Doctors of Coburg North

## EDUCATION

19. Penleigh and Essendon Grammar Senior School
20. Penleigh and Essendon Grammar Junior School
21. Strathmore Secondary
22. Pascoe Vale Primary School
23. Lowther Hall Anglican Grammar
24. St Columba's College
25. Ave Maria College
26. St Bernard's College

## SHOPPING

27. Coburg Village
28. Pascoe Vale South Shopping
29. North Essendon Village
30. Coburg North Village
31. Gaffney Village
32. DFO Essendon
33. LaManna Supermarket

**5MINS**

drive to DFO Essendon

**15MINS**

drive to Melbourne CBD

**5MINS**

walk to the nearest bus stop

**18MINS**

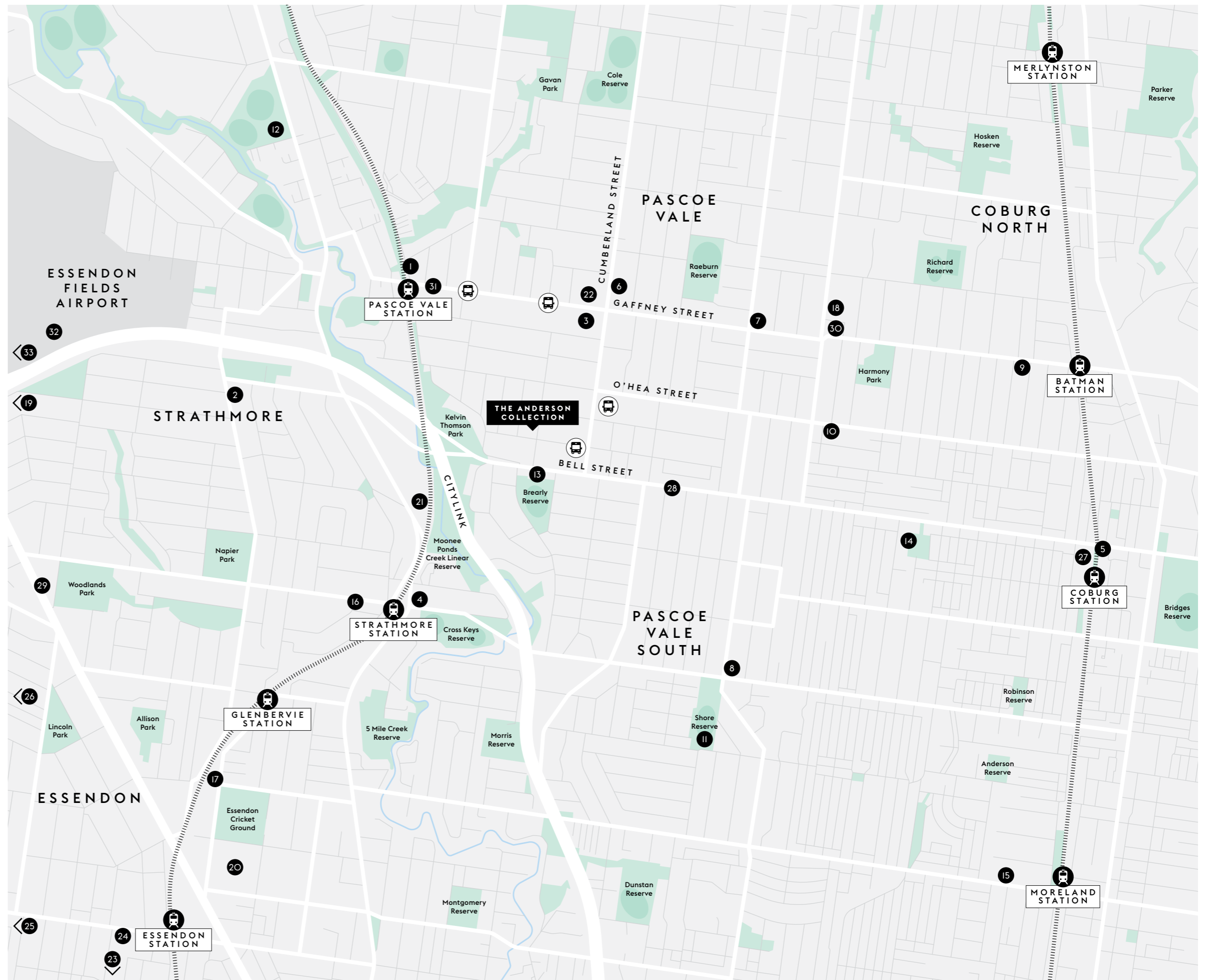
drive to Northland Shopping Centre

**9MINS**

drive to Preston Market

**12MINS**

walk to Pascoe Vale Train Station



# PASCOE VALE SOUTH AT A GLANCE



LIFESTYLE

## WHERE YOU WANT TO LIVE

Pascoe Vale South is a highly desirable, yet affordable suburb in the City of Moreland. With easy access to public transport, shopping precincts and outdoor green spaces, you will love its charming leafy streets. It feels a world away from the hustle and bustle, yet only an easy drive to the Melbourne CBD.

AFFORDABILITY

## INCREDIBLE VALUE

Pascoe Vale South saw median home prices rise by 25.06% over the past 12 months, and a steady 30.5% capital gain over a 5-year period\*. With a median house price of \$1.24 million\*\* and an average weekly rent of \$500\*\*, the suburb is set for continuous strong returns.

\*[www.smartpropertyinvestment.com.au](http://www.smartpropertyinvestment.com.au)

\*\*[www.realestate.com.au](http://www.realestate.com.au)

EMPLOYMENT

## NEARBY OPPORTUNITIES

Just 7km from The Anderson Collection, Essendon Fields is undergoing a \$100 million masterplan, soon to become the biggest office building expansion in Melbourne's north-west. With 18,000sqm of new office space, it will be home to over 14,000 jobs.







EDUCATION

REPUTABLE PUBLIC AND INDEPENDENT SCHOOLS

The Anderson Collection is a short distance to several public primary and secondary schools, including the highly regarded Strathmore College. It is also within close proximity to some Catholic and independent institutions.

TRANSPORT

CONNECTED IN EVERY WAY

Pascoe Vale Train Station is a 14-minute walk from home, while the Route 58 Tram connects the suburb along Melville Road from Bell Street to the city. A number of buses also service the area, connecting to other suburbs. Travelling by car, the city is just 19 minutes away via the M2 Western Link.

LAND SCARCITY

LIMITED SUPPLY, STRONG DEMAND

Established residential neighbourhoods with tighter town planning controls generally limit the development of new projects within the area. This constrained supply, results in buyers competing for existing property in the market, promoting price growth.



PLACES TO GO,  
PLACES TO BE.



Lovers of Melbourne's finest coffee and wine will love the reputable cafes and bars, within walking distance. There are many venues in which to meet with friends, or enjoy a good night out.





“BRANSON GROUP SECURES THE VERY BEST SITES IN THE MARKET, SELECTED FOR THEIR PROXIMITY TO EXCELLENT AMENITY AND PROSPECT FOR CAPITAL GROWTH.”

**BEN ATANASOVSKI**  
MANAGING DIRECTOR  
BRANSON GROUP

## 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 and also north west as these areas gentrify and young families and professionals flock towards them seeking out affordability, lifestyle and amenity within these established yet much overlooked suburbs. With the median house price for Pascoe Vale South currently at \$1.24m the suburb is clearly poised for growth in the short to medium term being significantly lower than its much sought after neighbours of Strathmore, Essendon and Brunswick.



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.

### SUBURB/DISTANCE COMPARISON

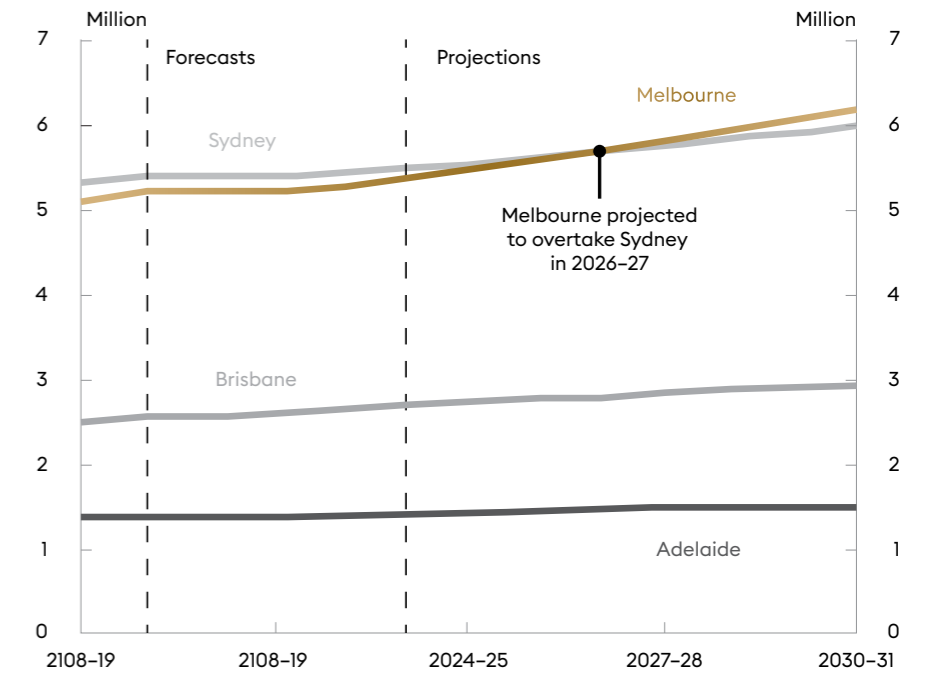
BLACKBURN SOUTH WITH A MEDIAN OF \$1.35M BEING 18KM FROM CBD

PASCOE VALE SOUTH WITH A MEDIAN OF \$1.24M BEING 10.7KM FROM CBD

DIRECT ACCESS TO TULLAMARINE FWY TO CBD & AIRPORT

COLLEGE ZONE STRATHMORE SECONDARY COLLEGE

### POPULATION IN CAPITAL CITIES

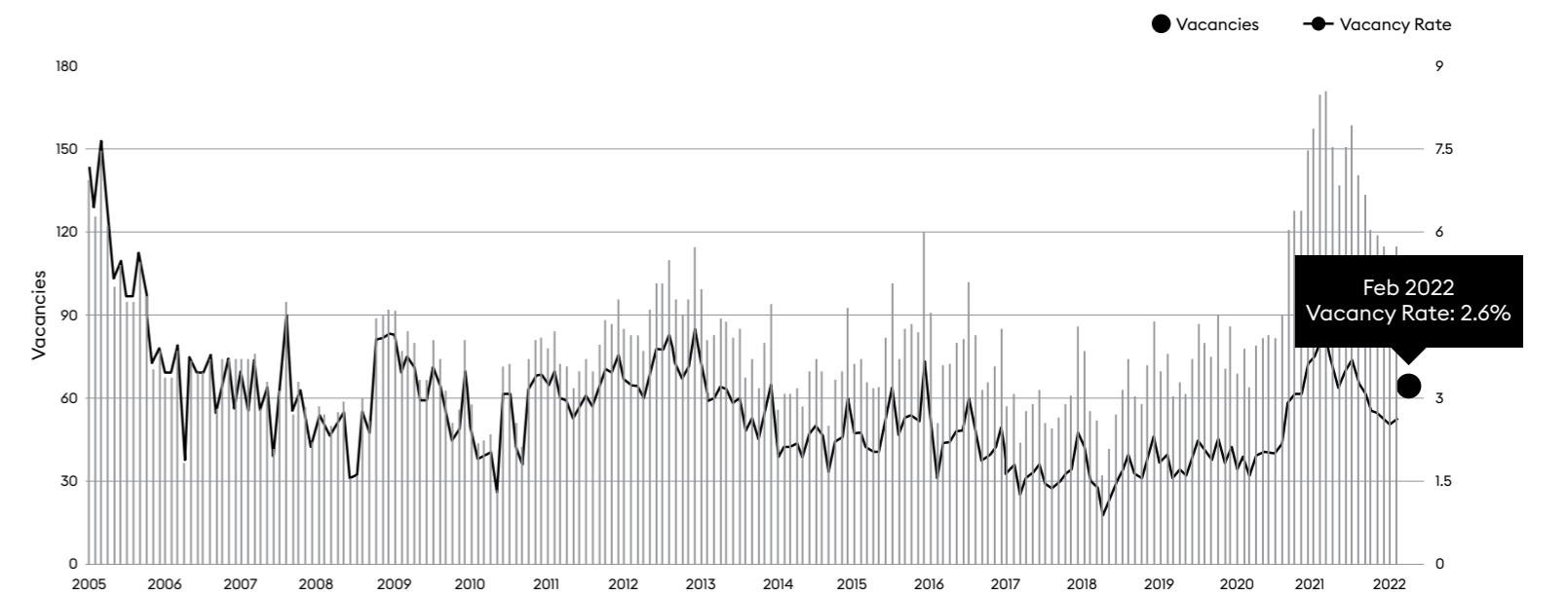


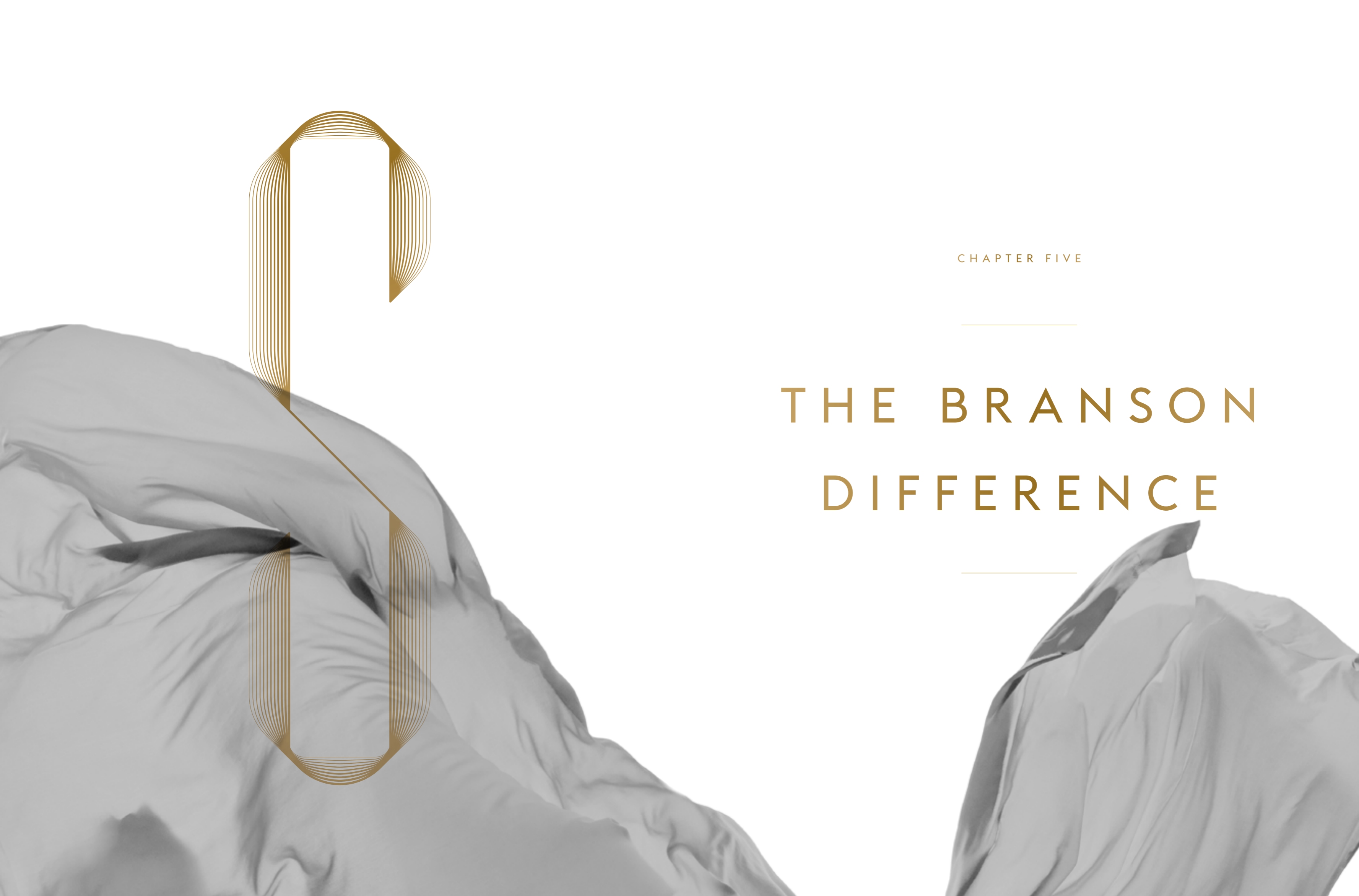
SOURCE: CENTRE FOR POPULATION PROJECTIONS

## STRONG RENTAL MARKET

Exceptionally Low Vacancy Rate Of 2.6% Demonstrating Strong Investment Fundamentals.

### POSTCODE 3044 RESIDENTIAL VACANCY RATES. SOURCE: SQM RESEARCH





CHAPTER FIVE

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# THE BRANSON DIFFERENCE

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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 work to 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 50**  
PROJECTS

ESTABLISHED IN  
**2000**

**1,350+**  
RESIDENTS



Elysian Footscray Render



Elysian Footscray Reality



The Reservoir Series



**WINNER 2021 HIA  
VICTORIA AWARDS**



ELYSIAN FOOTSCRAY  
- TOWNHOUSE/ VILLA UP TO \$500K  
- TOWNHOUSE / VILLA DEVELOPMENT UP TO \$500K PER DWELLING

## 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.

## 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 property, every time. We think about everything and consider all possibilities, to deliver a level of refinement like never before.

## THOUGHTFUL DESIGN

Raising the bar for residential 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.





WELCOME TO THE NEW PASCOE VALE SOUTH





THEANDERSONCOLLECTION.COM.AU



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.



BRANSON  
GROUP