

WELCOME TO BOWA



Elevated architecture. Exceptional detail. BOWA is a masterclass in considered design — bringing refined, design-forward living to one of Melbourne's most connected and dynamic neighbourhoods.



BOWA BY BRANSON



WELCOME TO BOWA

BOWA — BEST OF WHAT'S AROUND — IS A LIMITED COLLECTION OF 38 TOWNHOMES, WHERE REFINED ARCHITECTURE, ELEVATED LIVING AND A GENUINE SENSE OF COMMUNITY COME TOGETHER IN THE HEART OF NIDDRIE. A PLACE OF PERMANENCE, CRAFTED FOR THOSE WHO VALUE DESIGN, CONNECTION AND UNDERSTATED DISTINCTION.

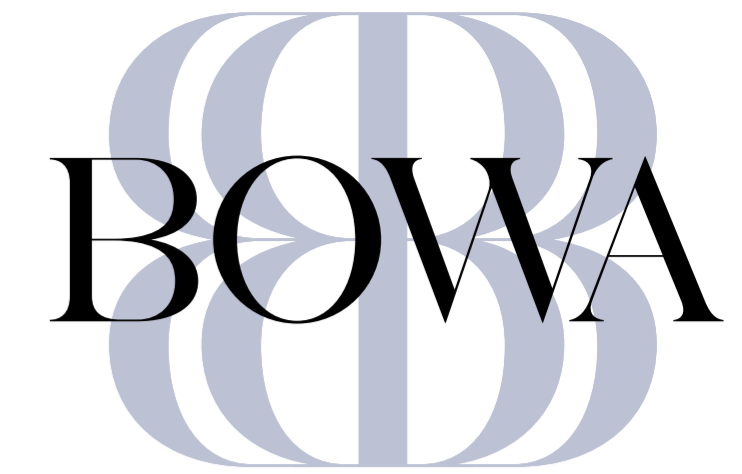
At Branson Group, we're committed to creating places of enduring value. BOWA was conceived by the Mediterranean — inspired by its beauty, culture and architecture. Our vision is to bring that same sense of timeless elegance to Niddrie, in a collection designed to be lived in and loved for generations to come.

BEN ATANASOVSKI
MANAGING DIRECTOR

RETURN TO CLASSICAL VALUES—IN MORE WAYS THAN ONE.

In a world of uncertainty, some things endure—like the enduring value of thoughtfully designed property and the timeless appeal of European architecture. This exclusive collection of townhomes is a tribute to Roman grandeur and European history, where arched forms, stone textures, and classical symmetry evoke a sense of permanence, refinement, and calm.





MASTER PLAN



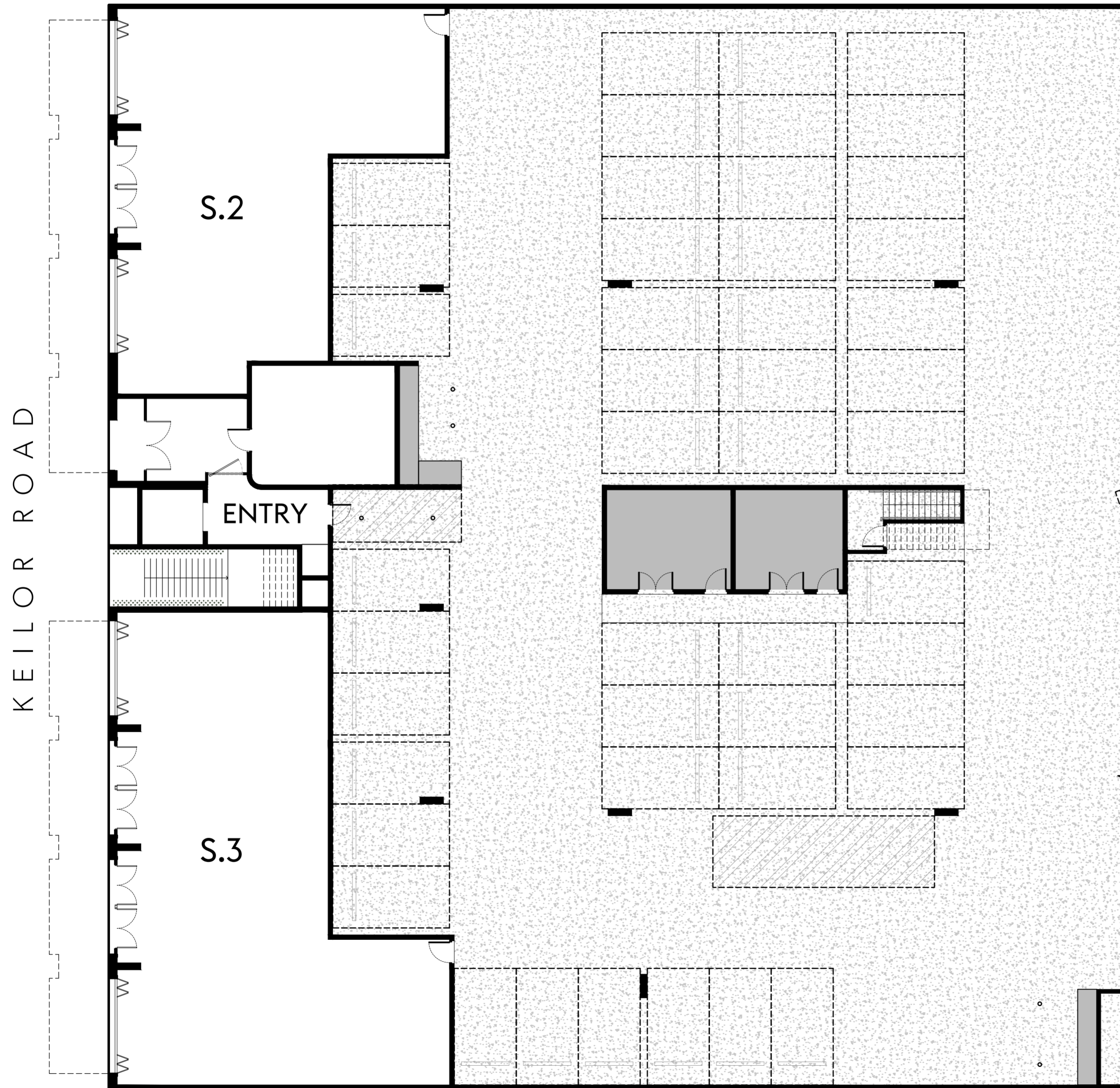
PROUDLY DEVELOPED BY



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GROUND FLOOR



PROUDLY DEVELOPED BY



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THE ARCHITECTURE

THE COLLECTIONS



BOWA is composed of three distinct collections — BOWA, Ryder and Hotham — each with its own architectural character, identity and sense of place within the broader vision.

BEST OF WHAT'S AROUND



THE BOWA COLLECTION



ARTIST IMPRESSION

TH B101-104 & B119-122
 3 BED 2 BATH 1 CAR
 INTERNAL 138M²
 BALCONY 11M²
 TOTAL 149M²

TH B105-106 & B117-118
 3 BED 2 BATH 1 CAR
 INTERNAL 116M²
 FRONT EXTERNAL 25M²
 REAR COURTYARD 14M²
 TOTAL 155M²

TH B107-110 & B113-116
 3 BED 2 BATH 1 CAR
 INTERNAL 116M²
 FRONT EXTERNAL 25M²
 REAR COURTYARD 14M²
 TOTAL 155M²

TH B111-112
 3 BED 2 BATH 2 CAR
 INTERNAL 116M²
 FRONT EXTERNAL 25M²
 REAR COURTYARD 14M²
 TOTAL 155M²

KEILOR ROAD



ENTRY LEVEL



PROUDLY DEVELOPED BY



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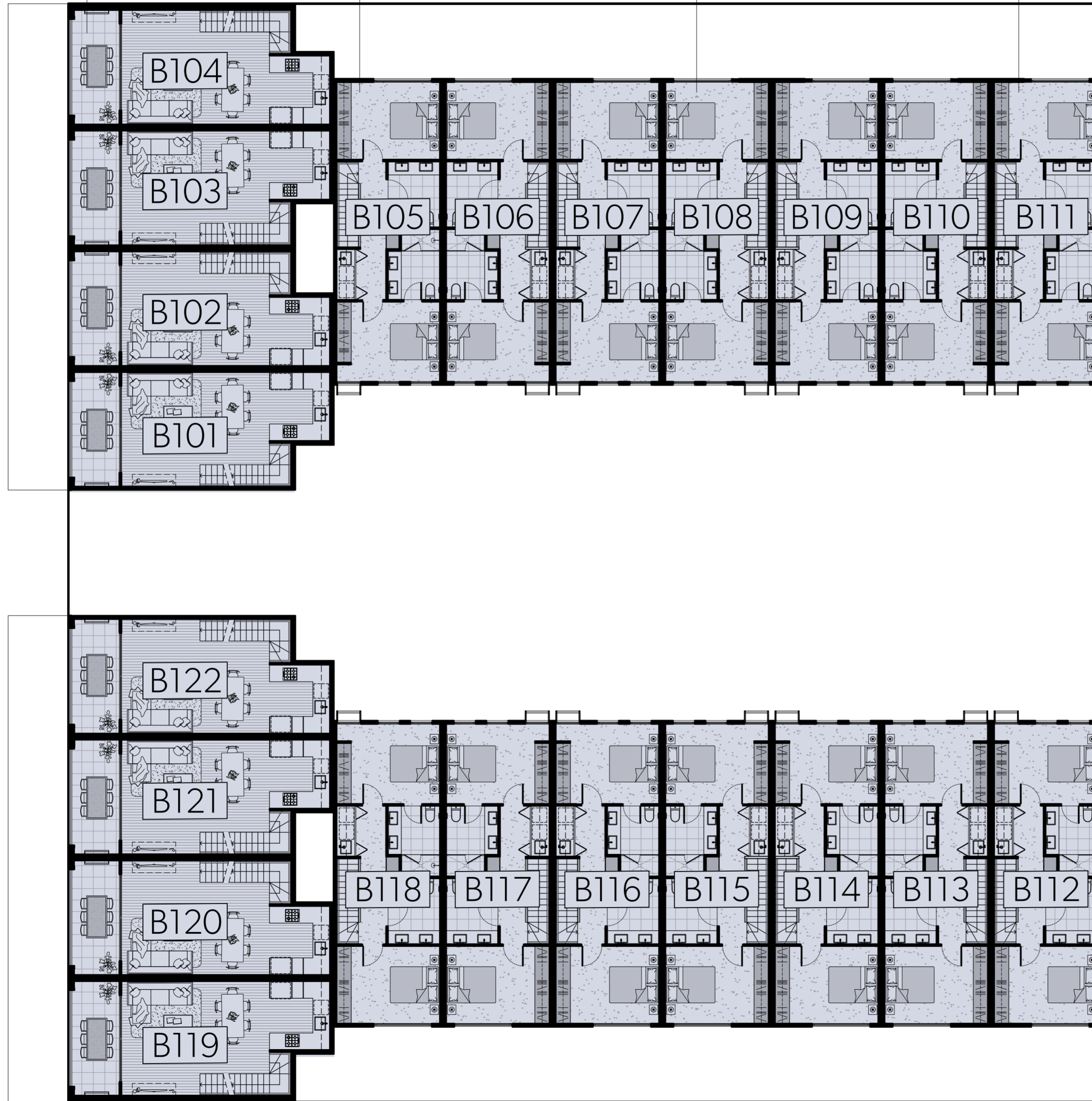
TH B101-104 & B119-122	
3 BED 2 BATH 1 CAR	
INTERNAL	138M ²
BALCONY	11M ²
TOTAL	149M ²

TH B105-106 & B117-118	
3 BED 2 BATH 1 CAR	
INTERNAL	116M ²
FRONT EXTERNAL	25M ²
REAR COURTYARD	14M ²
TOTAL	155M ²

TH B107-110 & B113-116	
3 BED 2 BATH 1 CAR	
INTERNAL	116M ²
FRONT EXTERNAL	25M ²
REAR COURTYARD	14M ²
TOTAL	155M ²

TH B111-B112	
3 BED 2 BATH 2 CAR	
INTERNAL	116M ²
FRONT EXTERNAL	25M ²
REAR COURTYARD	14M ²
TOTAL	155M ²

KEILOR ROAD



FIRST FLOOR



PROUDLY DEVELOPED BY



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TH B101-104 & B119-122
 3 BED 2 BATH 1 CAR
 INTERNAL 138M²
 BALCONY 11M²
 TOTAL 149M²

KEILOR ROAD



SECOND FLOOR



PROUDLY DEVELOPED BY



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THE BOWA COLLECTION

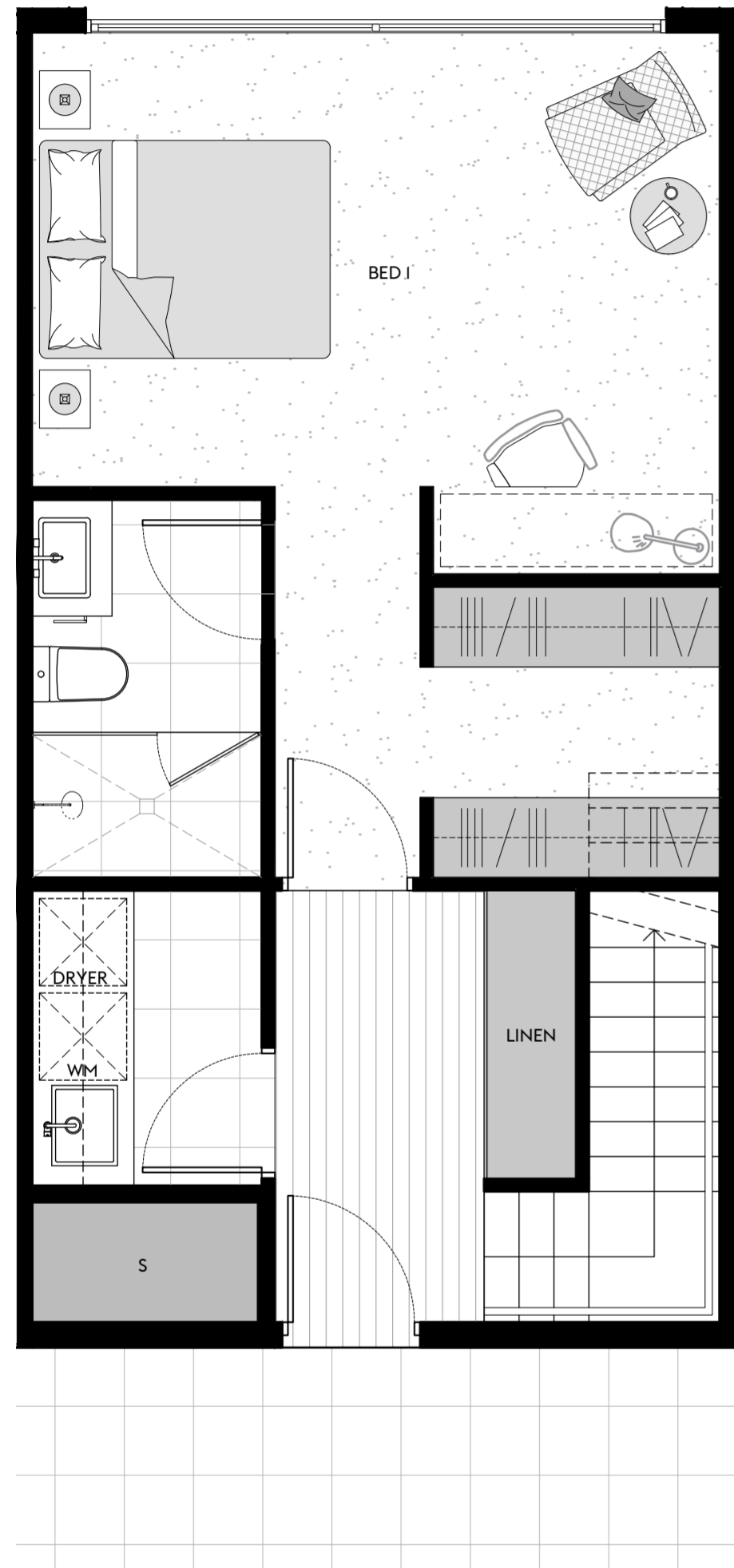
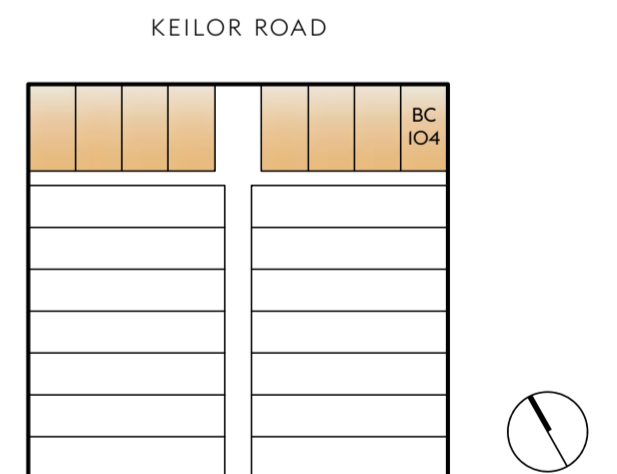
AT BOWA

TOWNHOME - BIO4

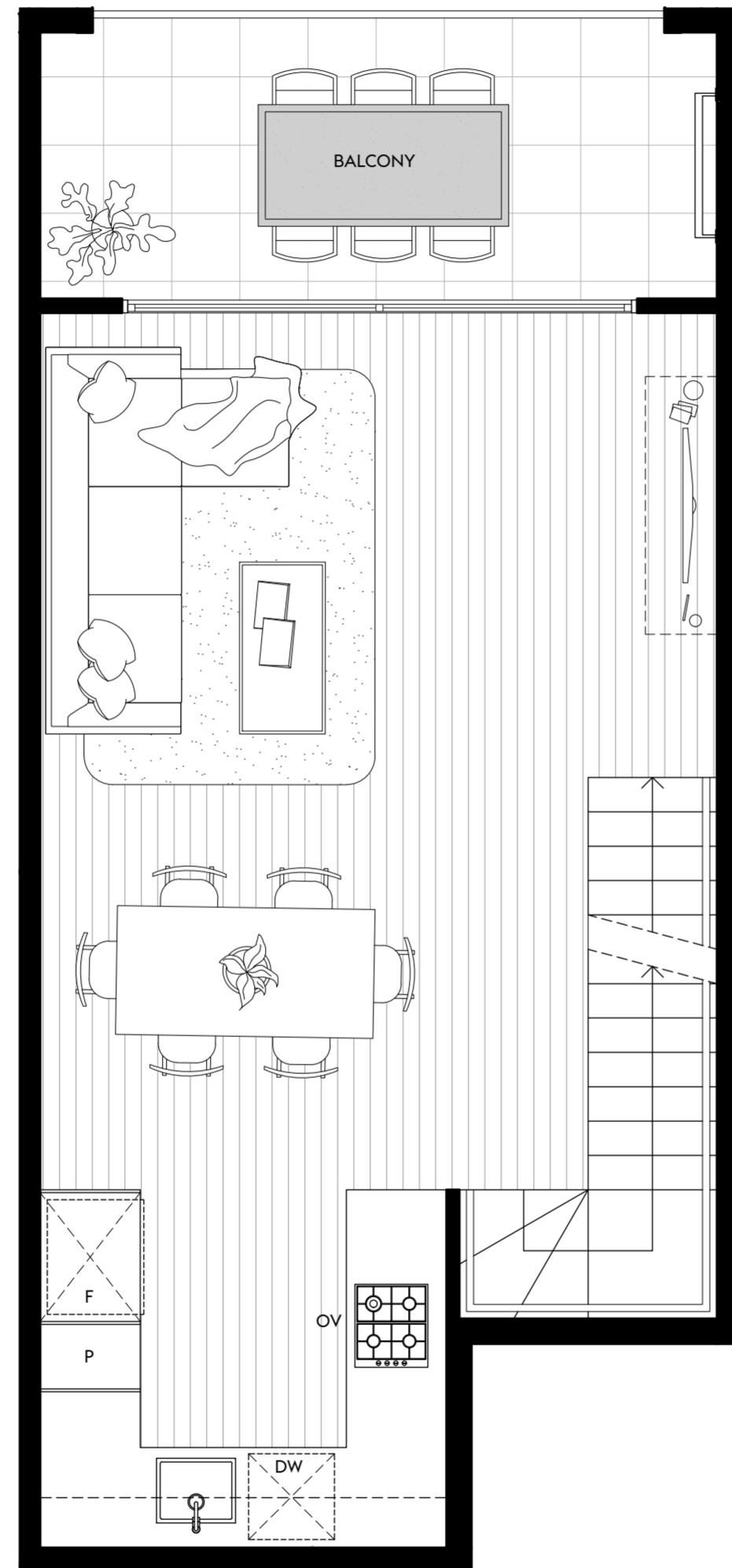
3 BED 2 BATH 1 CAR

INTERNAL BALCONY	138 M ²
TOTAL	149 M ²

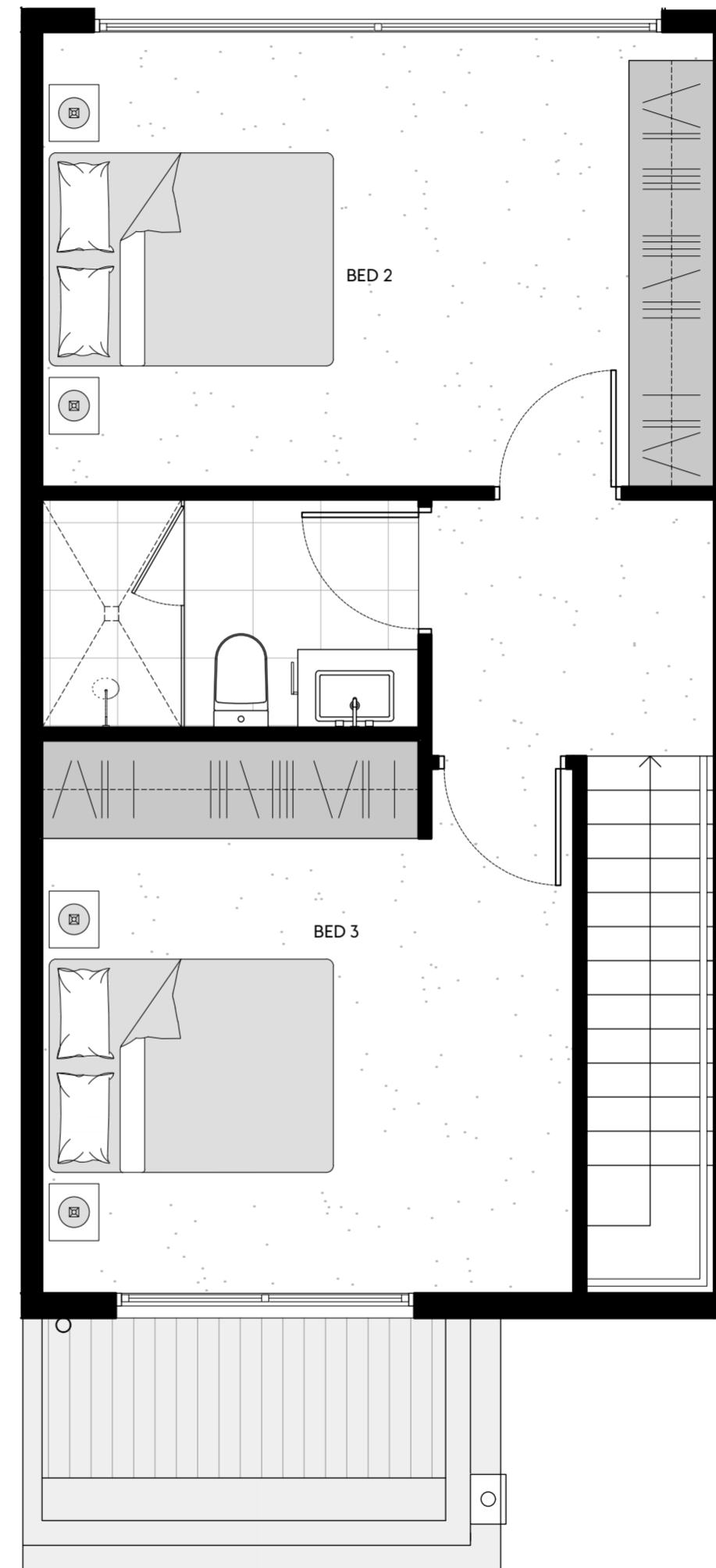
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



ENTRY LEVEL



FIRST LEVEL



SECOND LEVEL



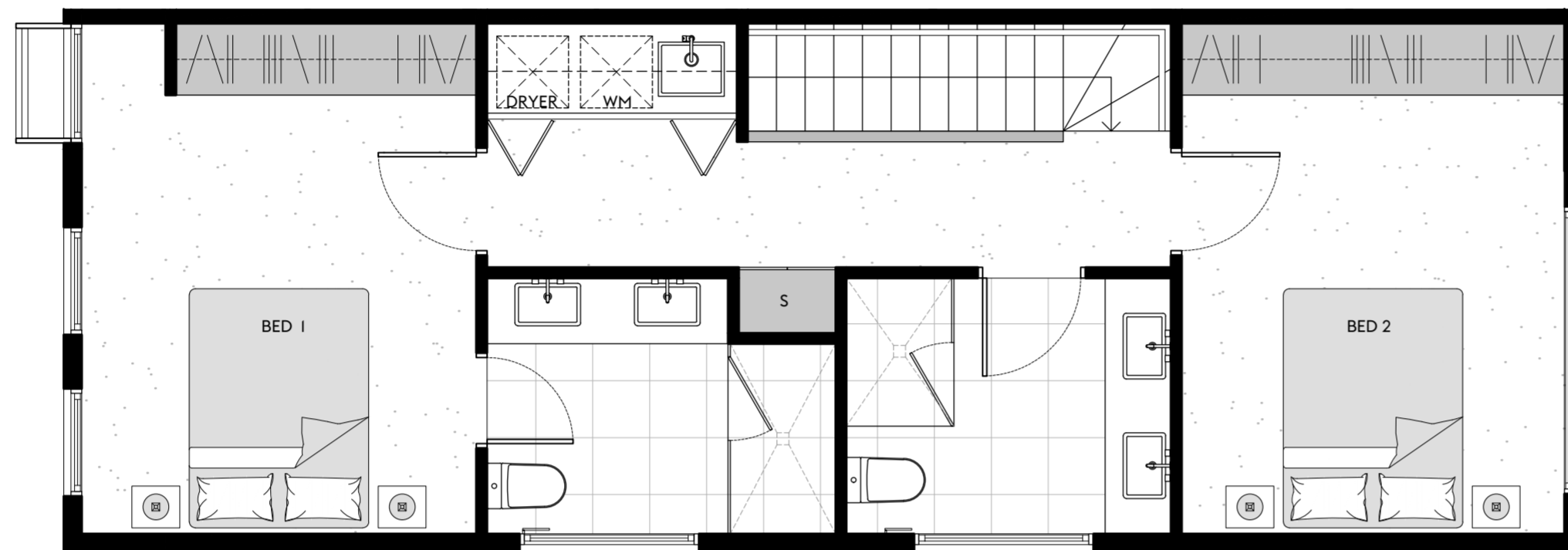
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THE BOWA COLLECTION

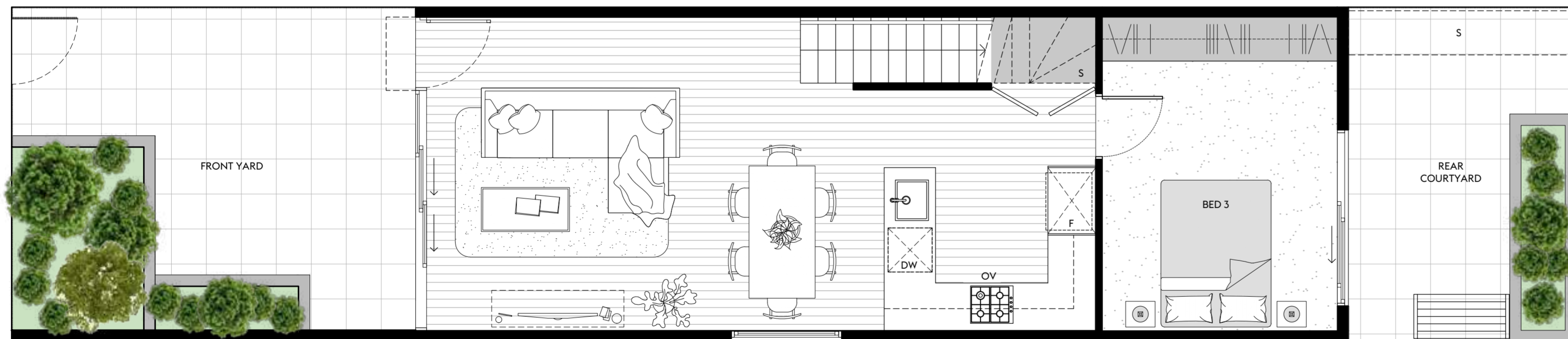
AT BOWA

TOWNHOME - B111

3 BED 2 BATH 2 CAR



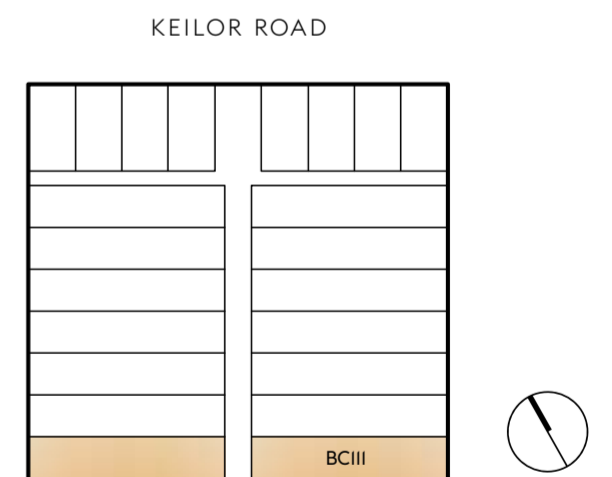
FIRST LEVEL



ENTRY LEVEL

INTERNAL	116M ²
FRONT EXTERNAL	25M ²
REAR COURTYARD	14M ²
TOTAL	155M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



PROUDLY DEVELOPED BY



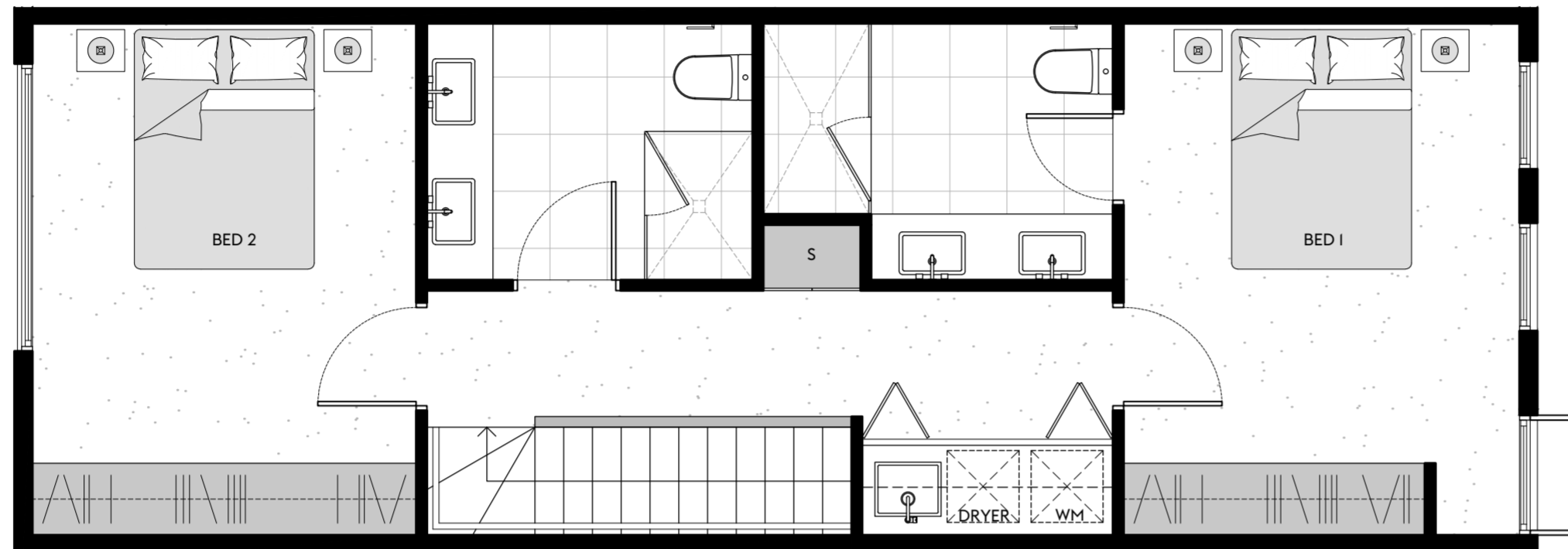
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THE BOWA COLLECTION

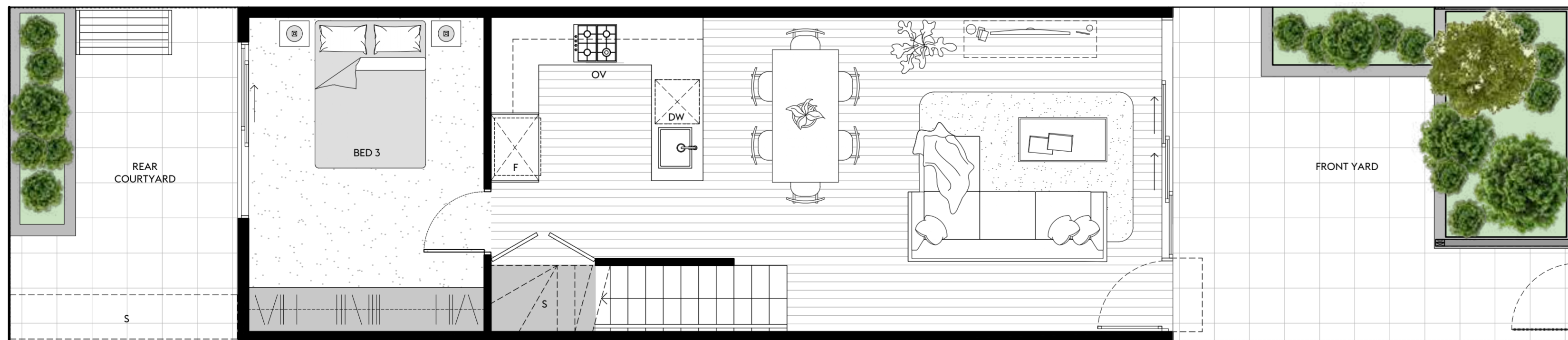
AT BOWA

TOWNHOME - B115

3 BED 2 BATH 2 CAR



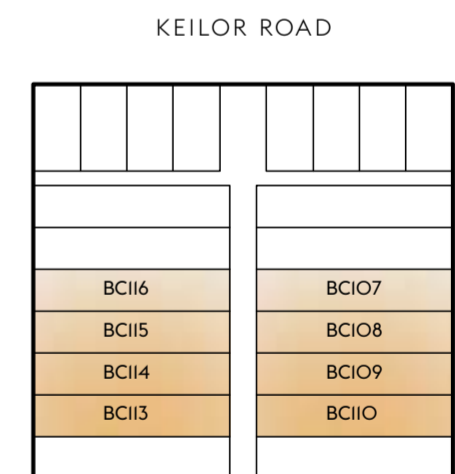
FIRST LEVEL



ENTRY LEVEL

INTERNAL	116M ²
FRONT EXTERNAL	25M ²
REAR COURTYARD	14M ²
TOTAL	155M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



PROUDLY DEVELOPED BY



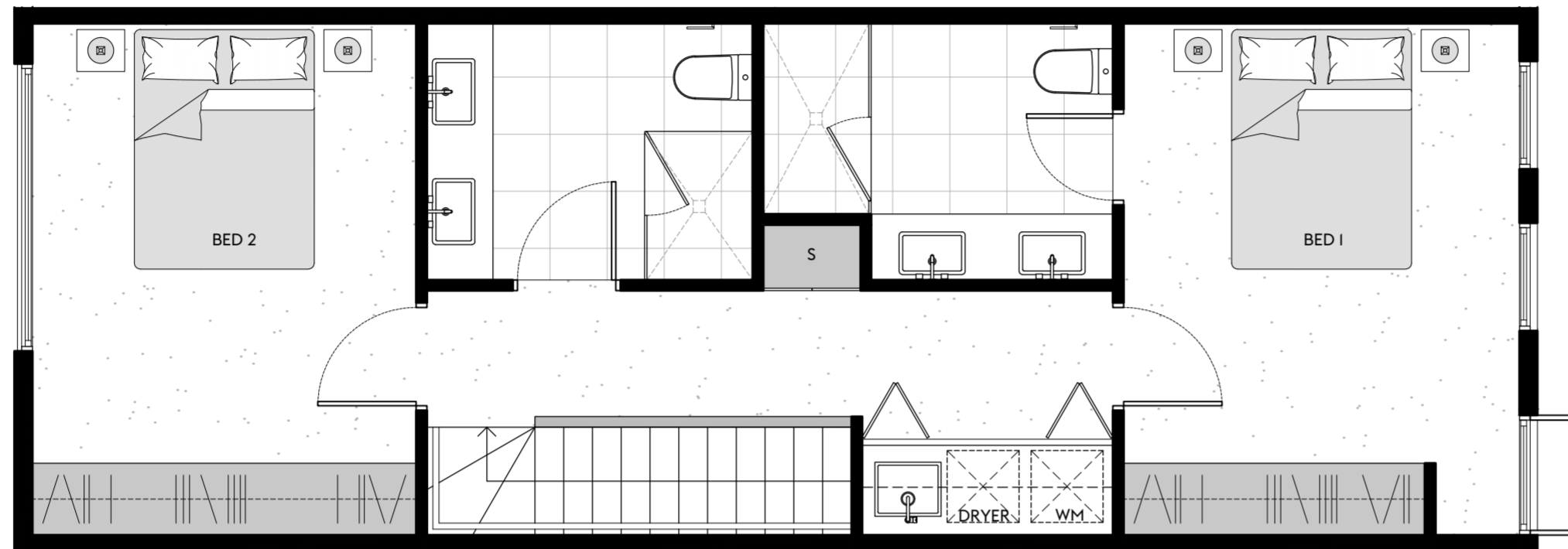
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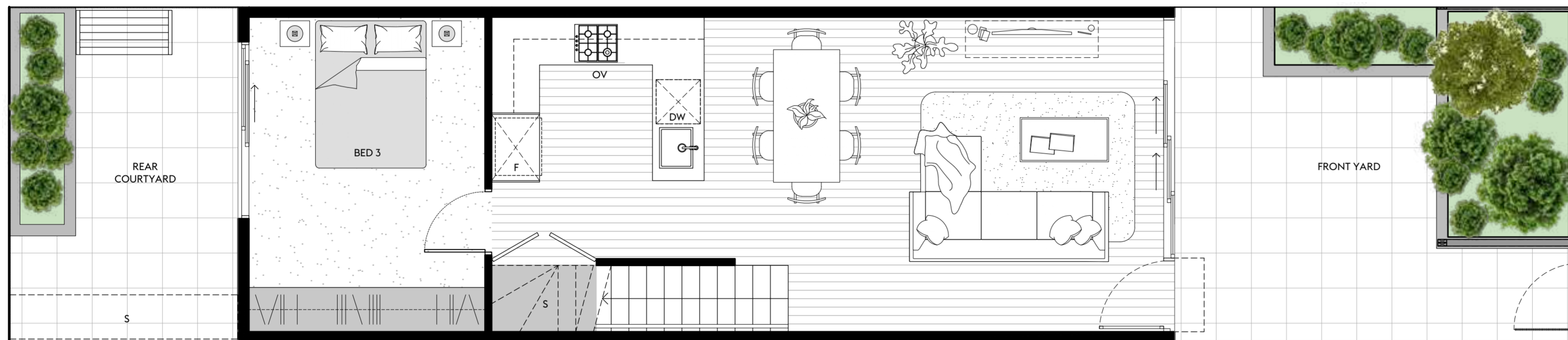
AT BOWA

TOWNHOME - B117

3 BED 2 BATH 1 CAR



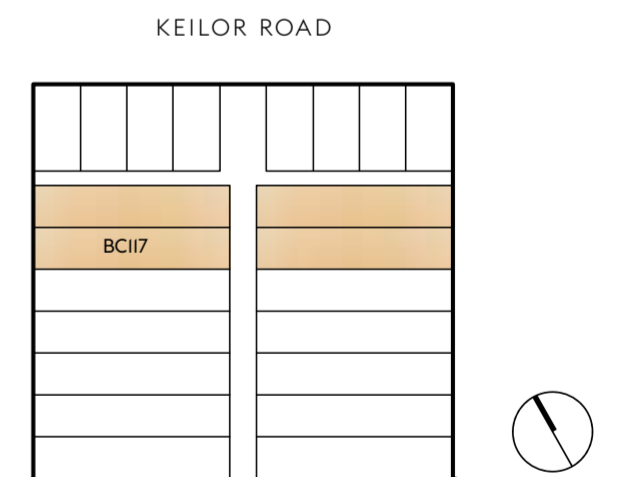
FIRST LEVEL



ENTRY LEVEL

INTERNAL	116M ²
FRONT EXTERNAL	25M ²
REAR COURTYARD	14M ²
TOTAL	155M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



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BEST OF WHAT'S AROUND



THE RYDER COLLECTION



ARTIST IMPRESSION — EXTERNAL BALCONY SCREEN UPGRADE SHOWN THE EXTERNAL BALCONY SCREEN UPGRADE SHOWN IN THE ARTIST IMPRESSION IS AN OPTIONAL FEATURE

TH RO6
3 BED 2 BATH 2 CAR

INTERNAL	15M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	208M²

TH RO5
3 BED 2 BATH 2 CAR

INTERNAL	15M ²
EXTERNAL	65M ²
BALCONY	14M ²
TOTAL	230M²

TH RO2-O4
3 BED 2 BATH 2 CAR

INTERNAL	17M ²
EXTERNAL	8M ²
BALCONY	14M ²
TOTAL	193M²

TH RO1
3 BED 2 BATH 2 CAR

INTERNAL	173M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	230M²



RYDER STREET



PROUDLY DEVELOPED BY



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TH RO6
3 BED 2 BATH 2 CAR

INTERNAL	15M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	208M²

TH RO5
3 BED 2 BATH 2 CAR

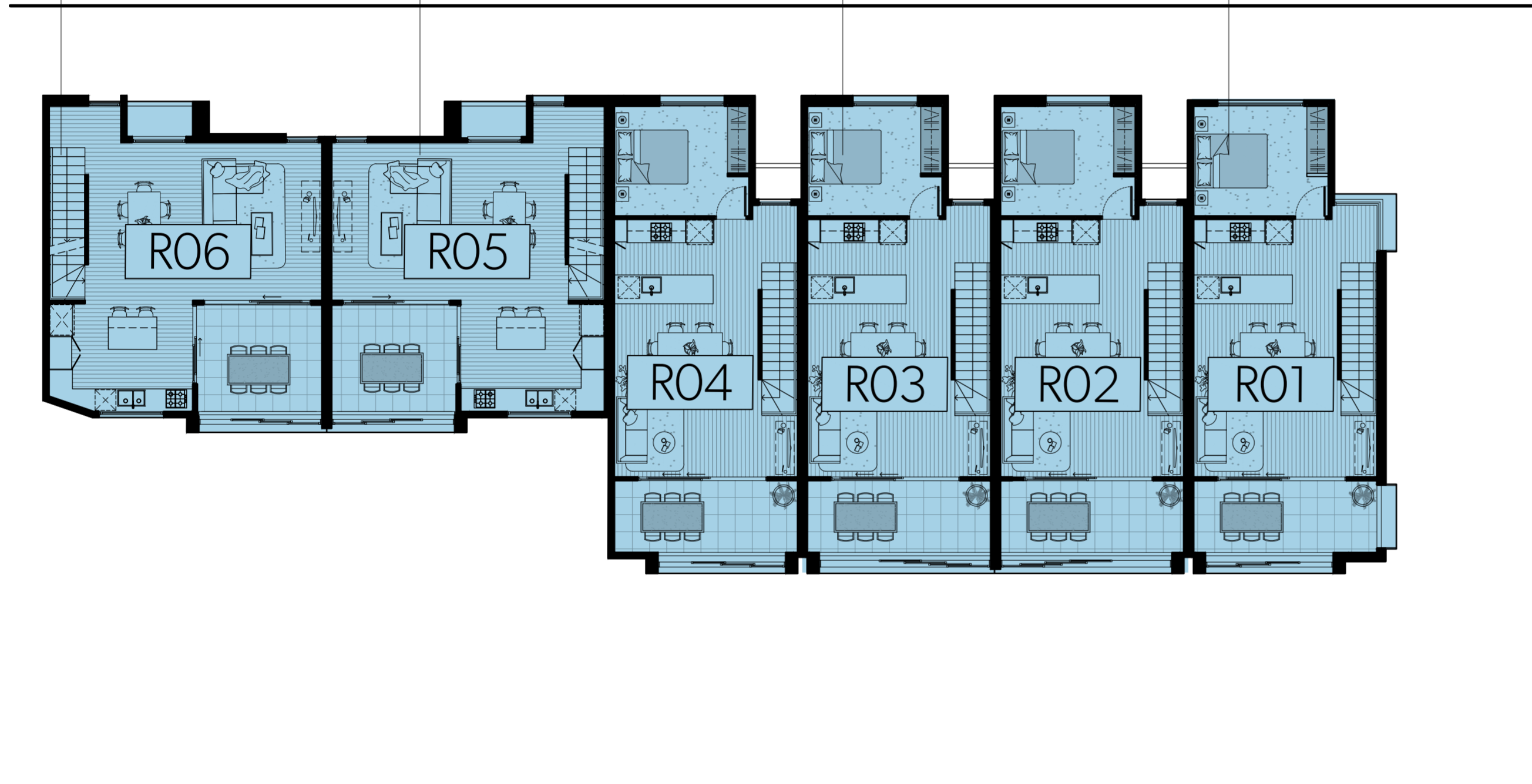
INTERNAL	15M ²
EXTERNAL	65M ²
BALCONY	14M ²
TOTAL	230M²

TH RO2-O4
3 BED 2 BATH 2 CAR

INTERNAL	17M ²
EXTERNAL	8M ²
BALCONY	14M ²
TOTAL	193M²

TH RO1
3 BED 2 BATH 2 CAR

INTERNAL	173M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	230M²



RYDER STREET



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TH RO6
3 BED 2 BATH 2 CAR

INTERNAL	15M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	208M²

TH RO5
3 BED 2 BATH 2 CAR

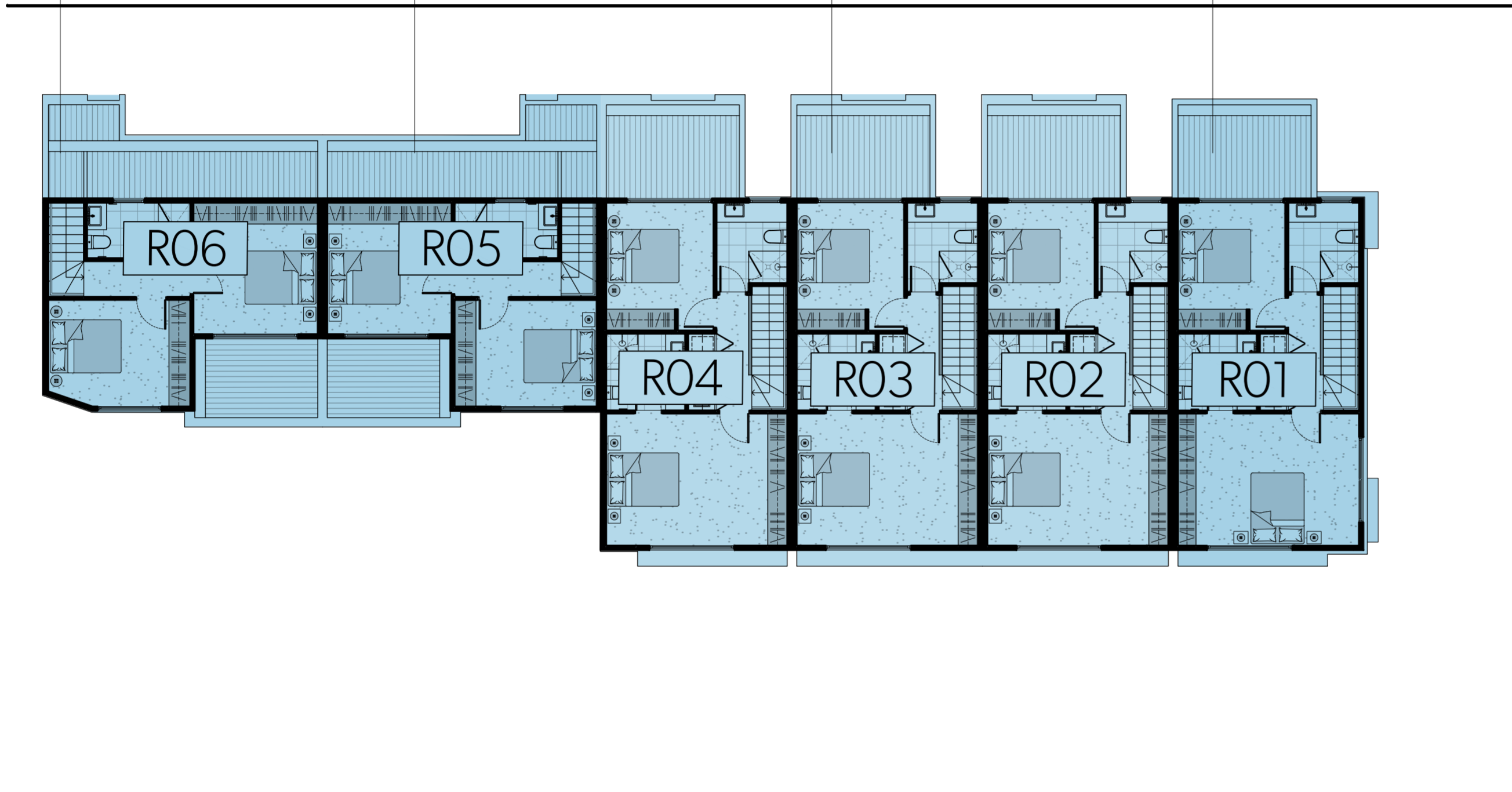
INTERNAL	15M ²
EXTERNAL	65M ²
BALCONY	14M ²
TOTAL	230M²

TH RO2-O4
3 BED 2 BATH 2 CAR

INTERNAL	17M ²
EXTERNAL	8M ²
BALCONY	14M ²
TOTAL	193M²

TH RO1
3 BED 2 BATH 2 CAR

INTERNAL	173M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	230M²



PROUDLY DEVELOPED BY



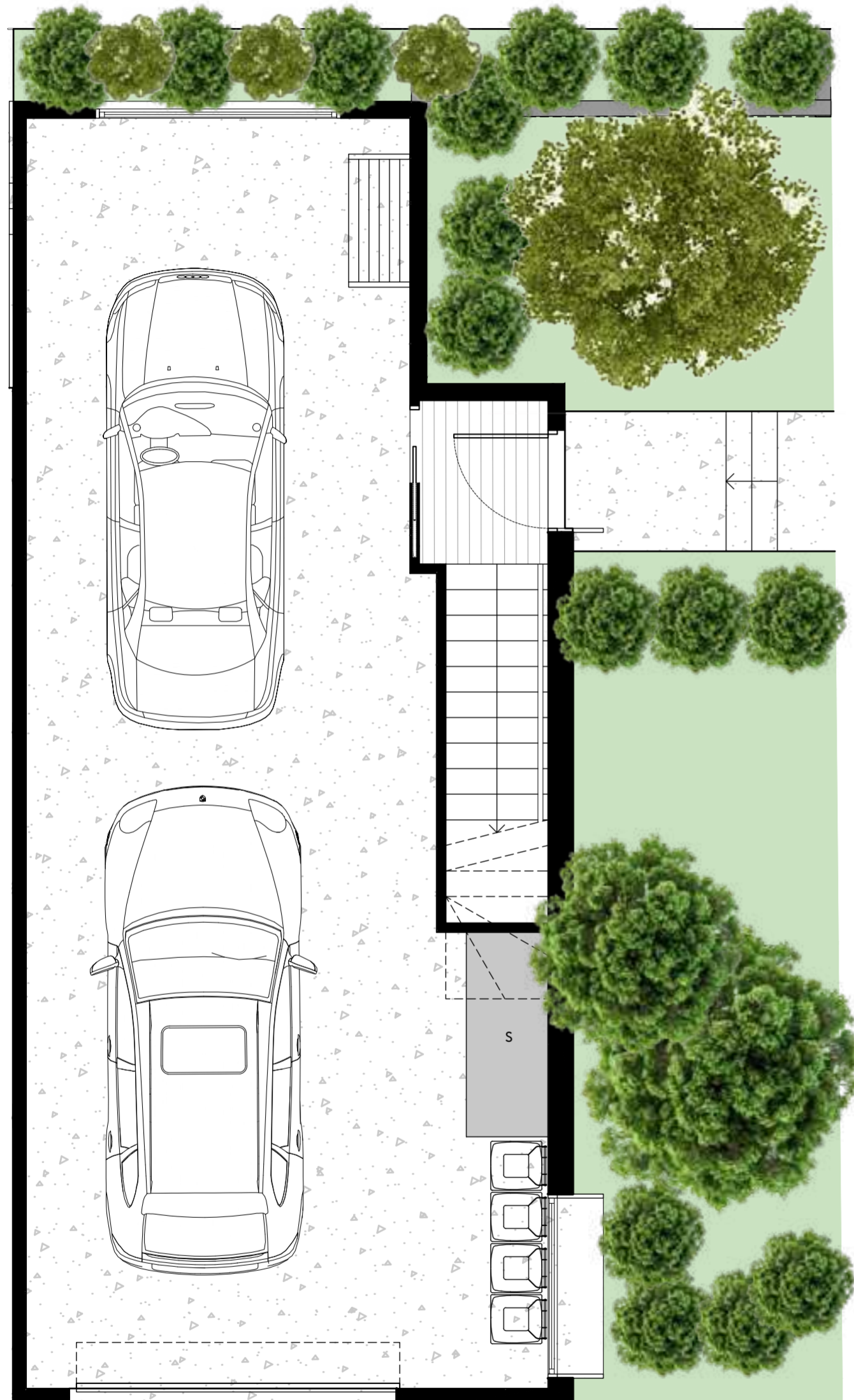
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THE RYDER COLLECTION

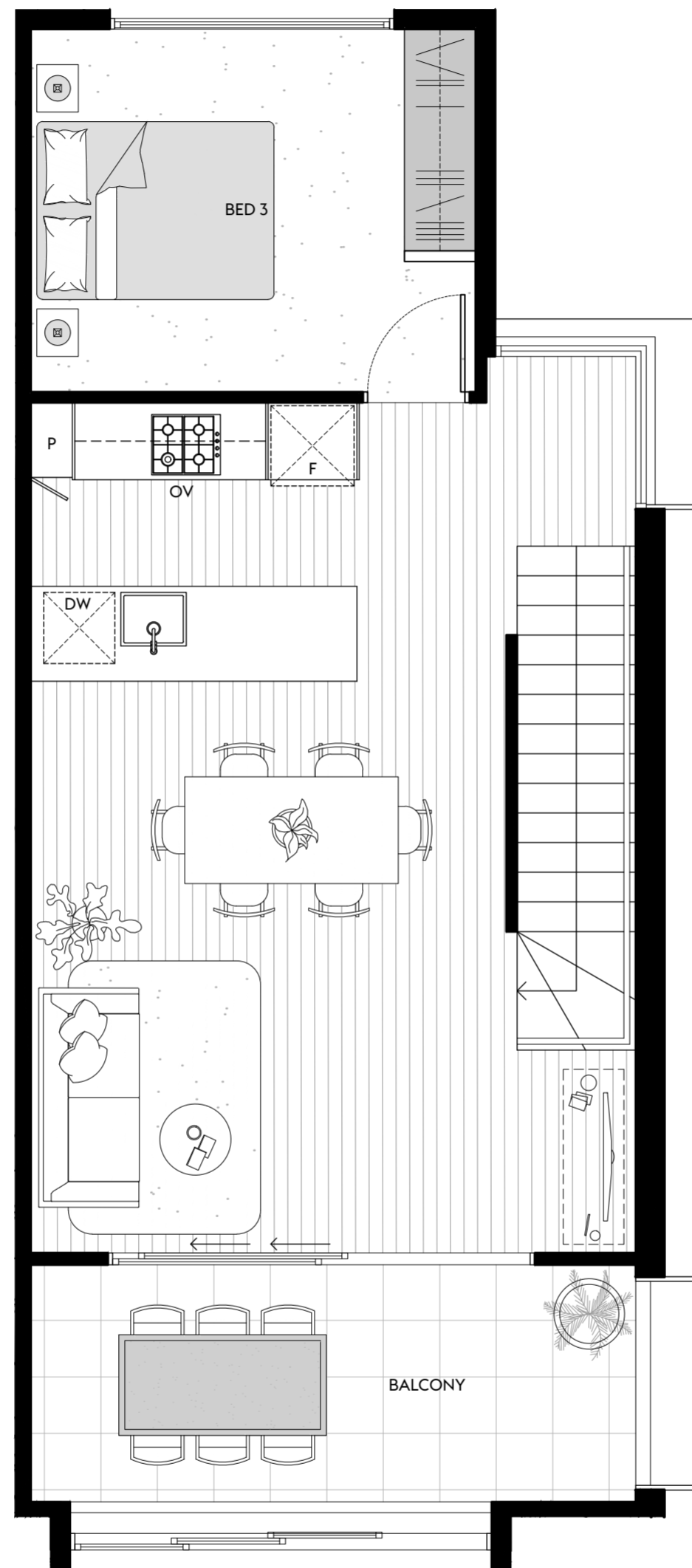
AT BOWA

TOWNHOME - ROI

3 BED 2 BATH 2 CAR



GROUND FLOOR



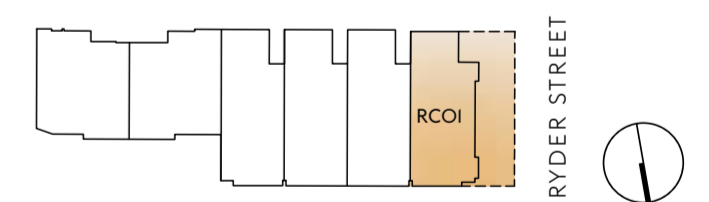
FIRST FLOOR



SECOND FLOOR

INTERNAL	173M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	230M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



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THE RYDER COLLECTION

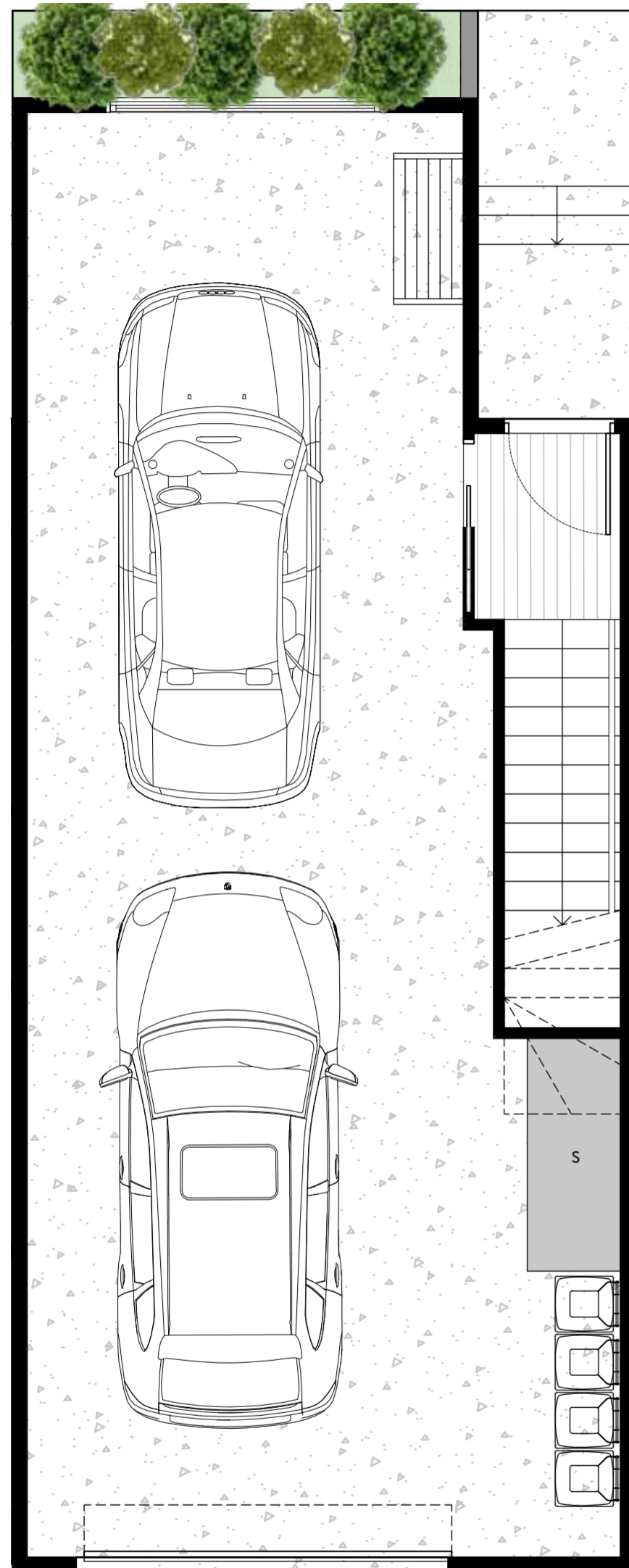
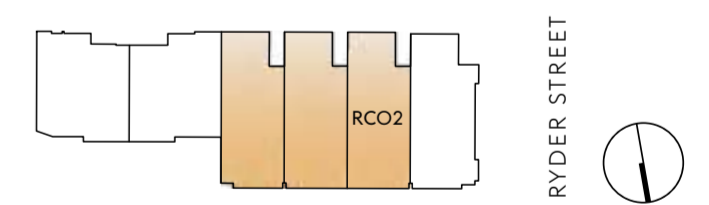
AT BOWA

TOWNHOME—RO2

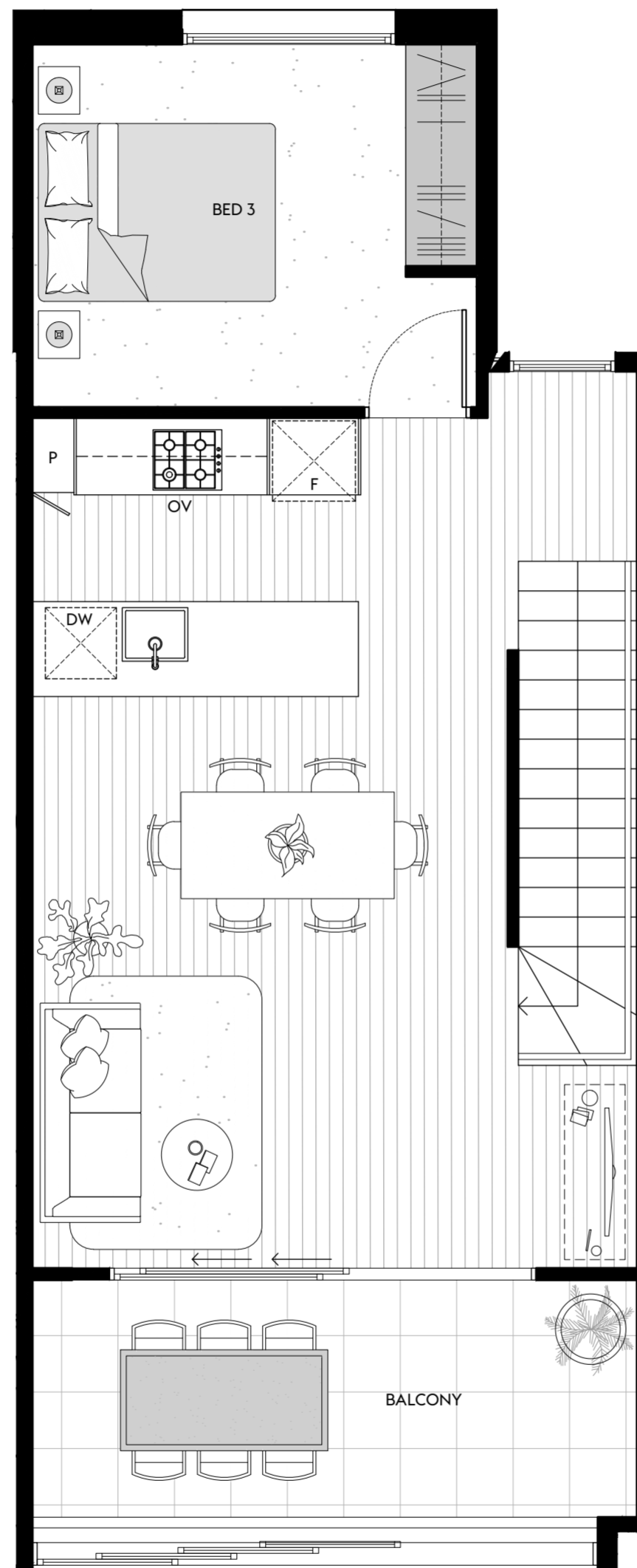
3 BED 2 BATH 2 CAR

INTERNAL	171M ²
EXTERNAL	8M ²
BALCONY	14M ²
TOTAL	193M²

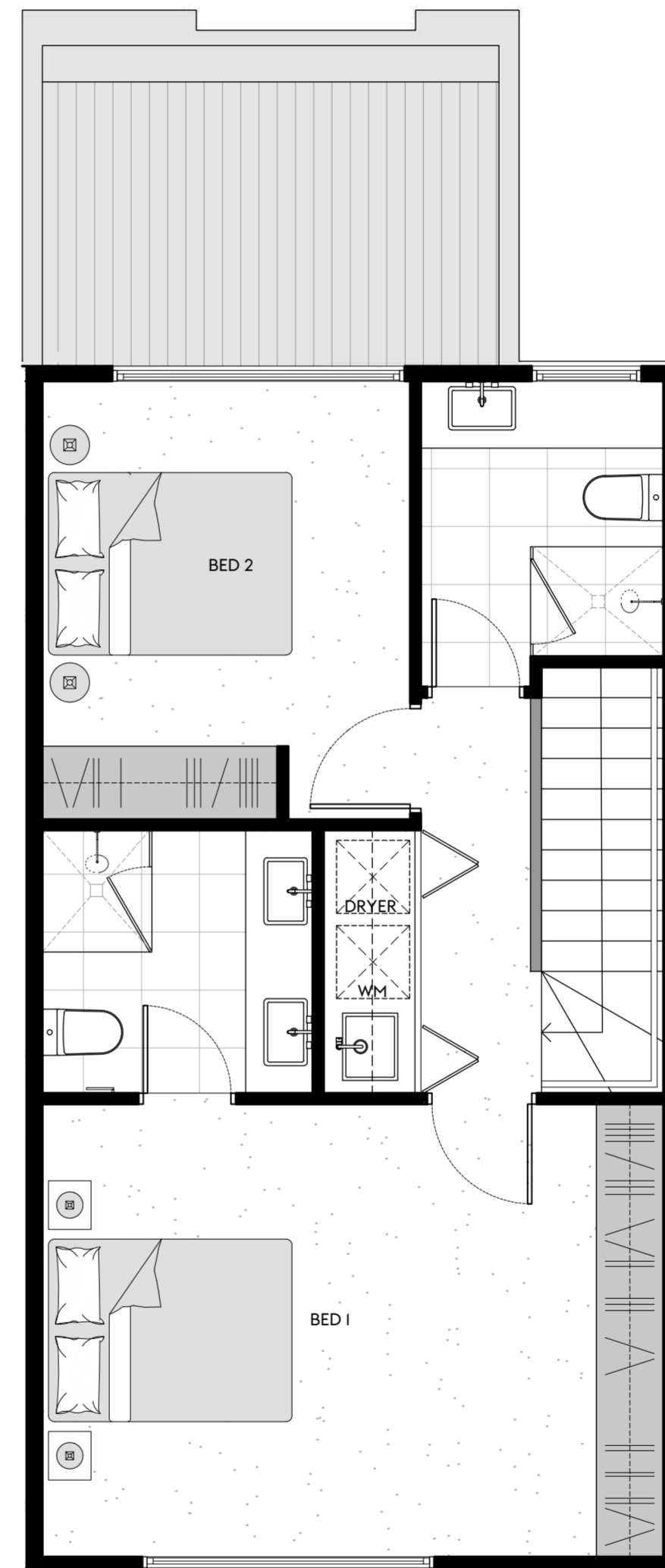
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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THE RYDER COLLECTION

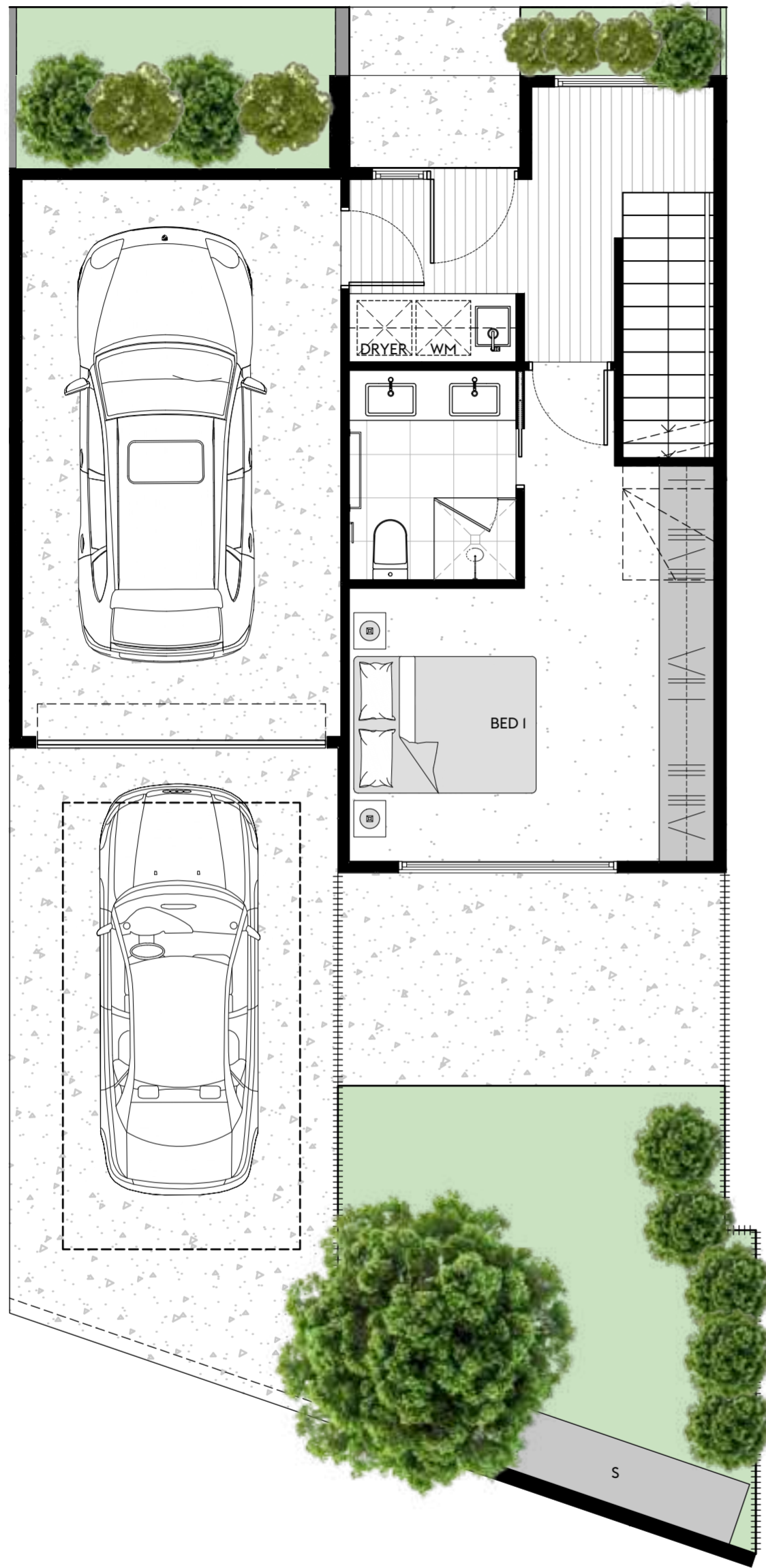
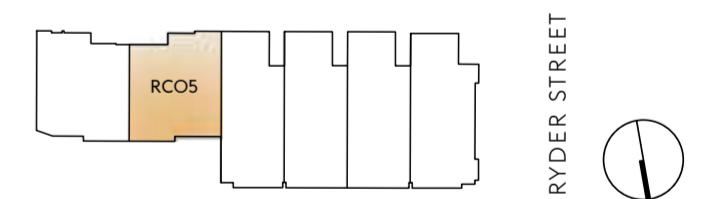
AT BOWA

TOWNHOME - R05

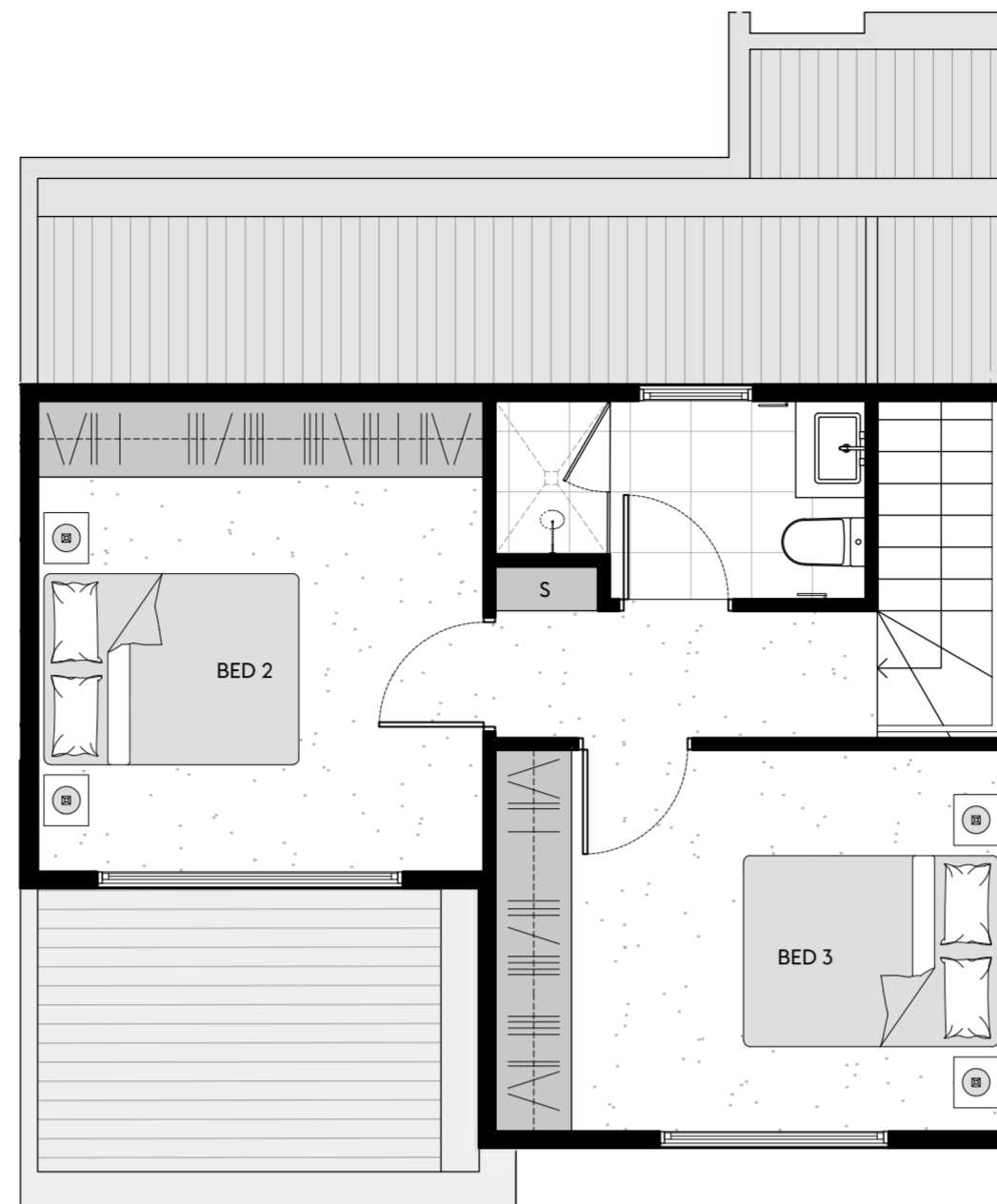
3 BED 2 BATH 2 CAR

INTERNAL	151M ²
EXTERNAL	65M ²
BALCONY	14M ²
TOTAL	230M²

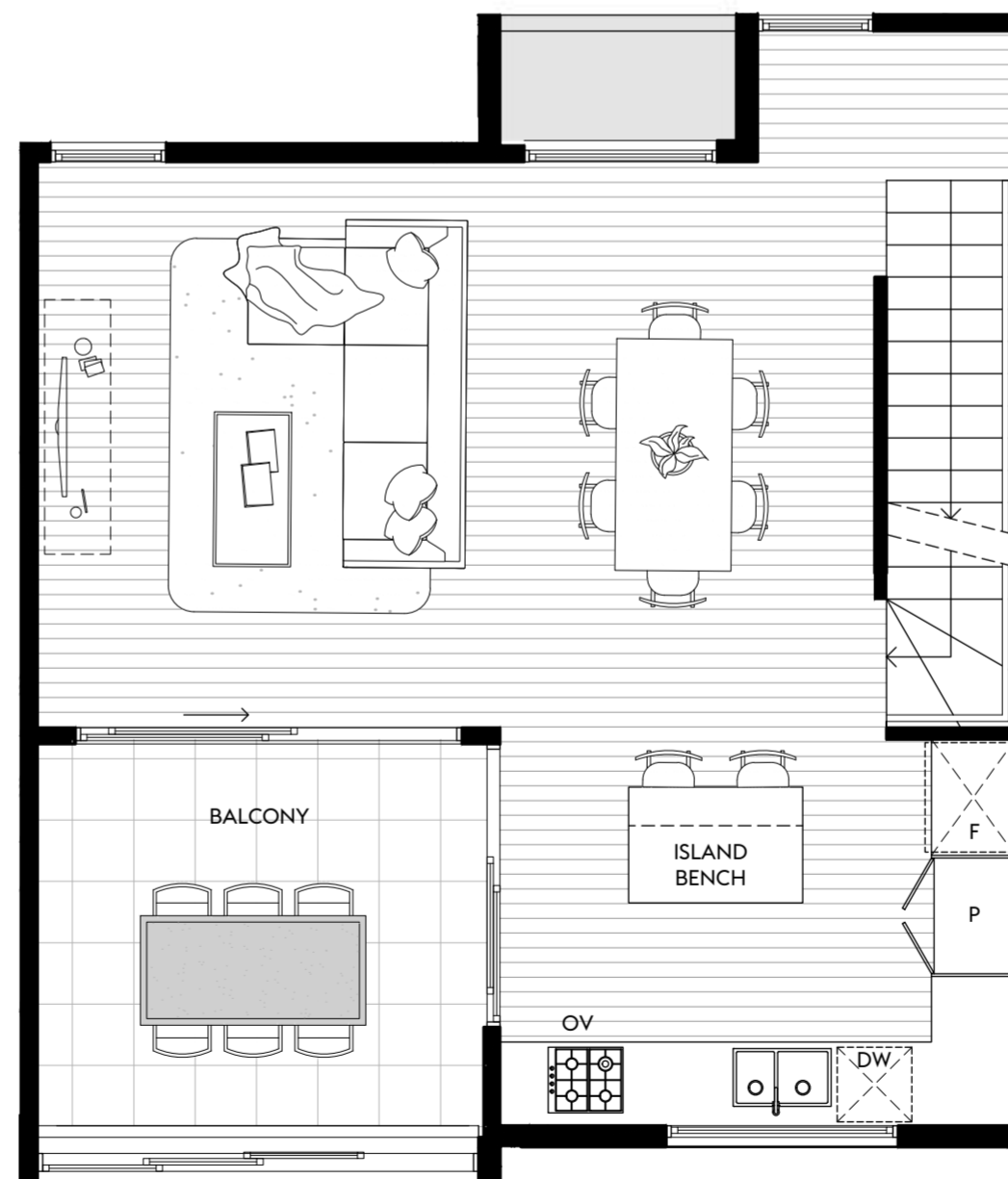
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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PROUDLY DEVELOPED BY

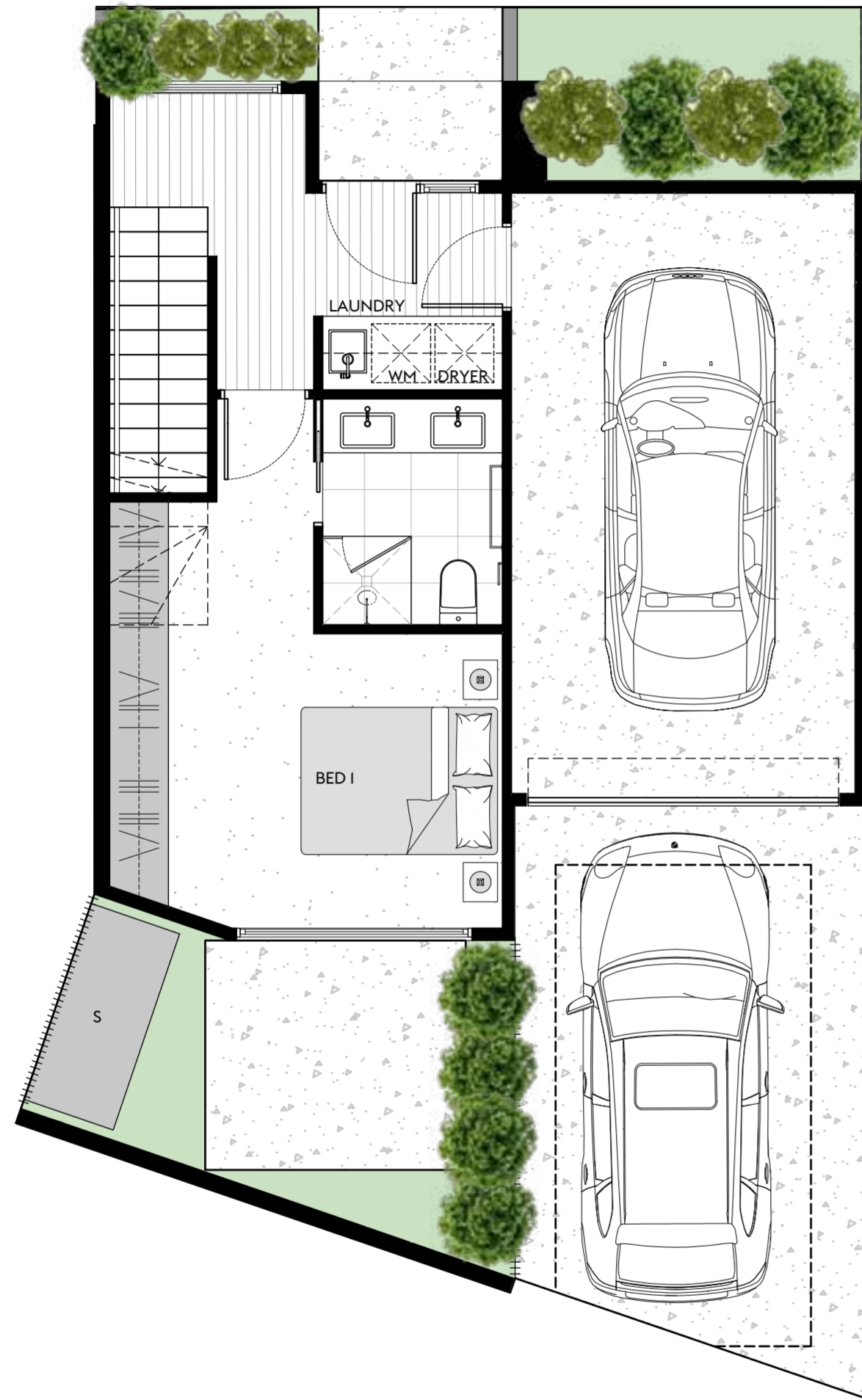


THE RYDER COLLECTION

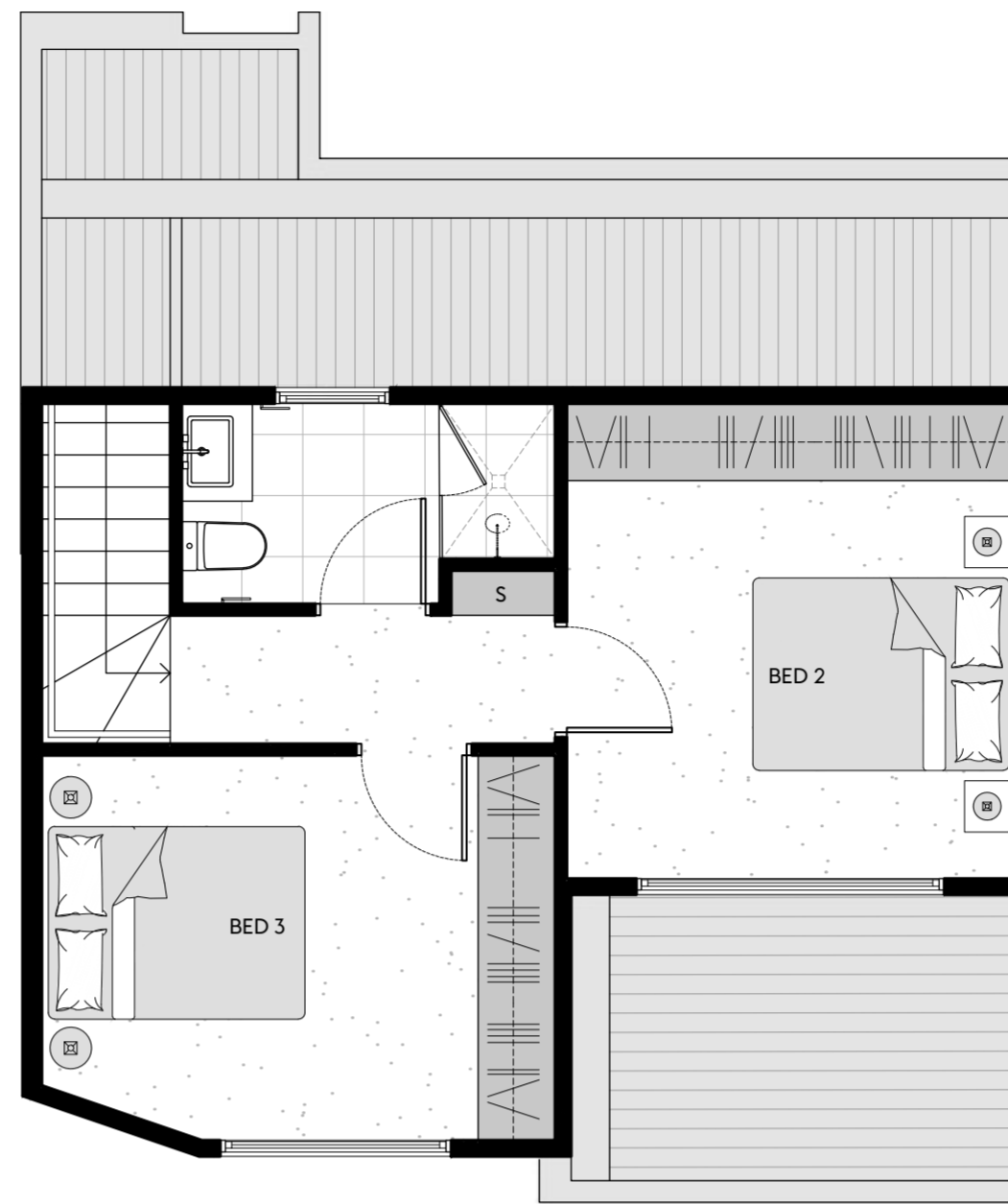
AT BOWA

TOWNHOME—RO6

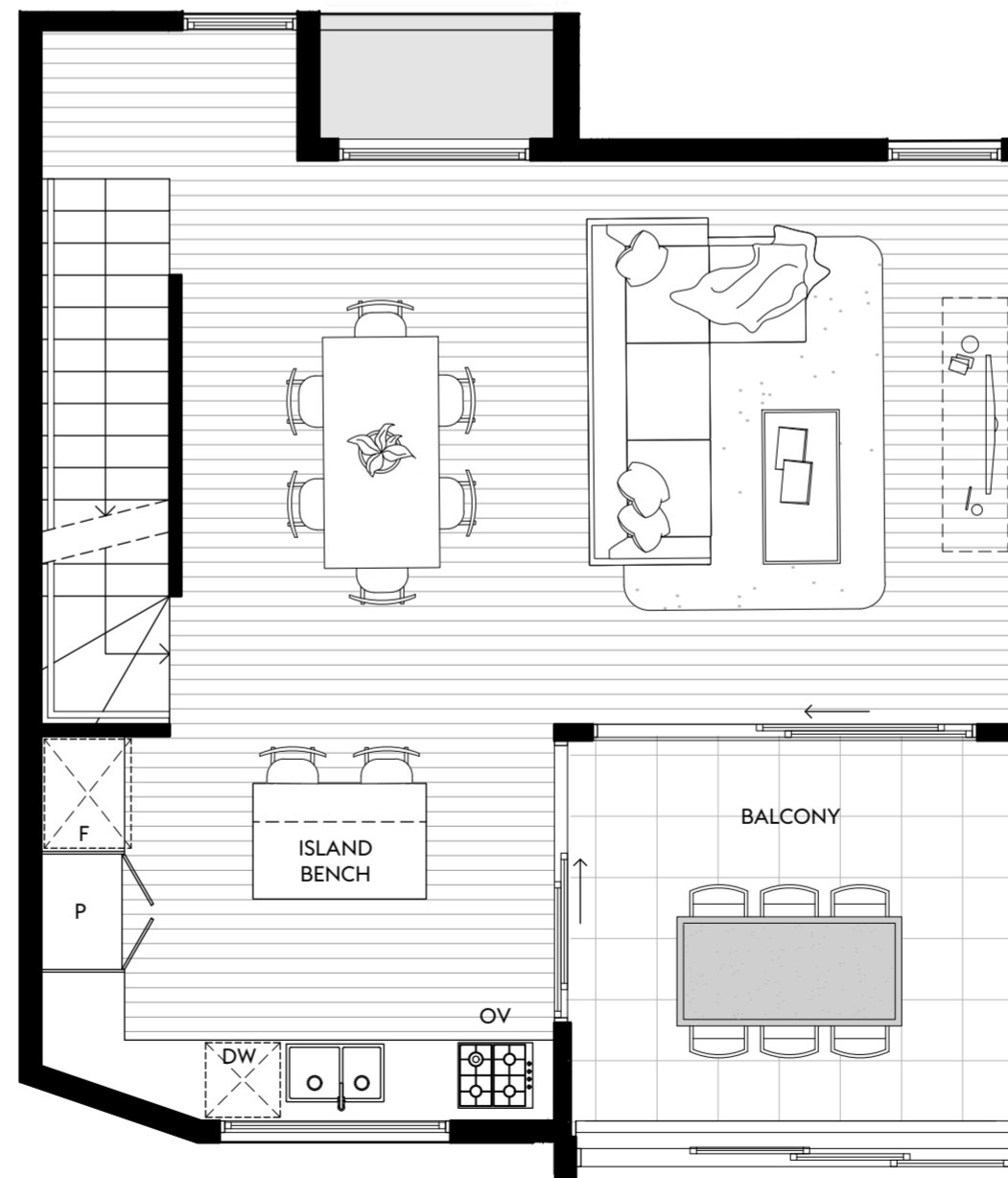
3 BED 2 BATH 2 CAR



GROUND FLOOR



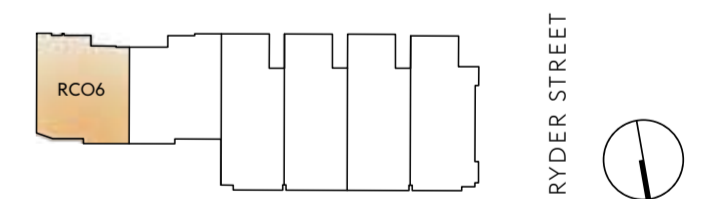
SECOND FLOOR



FIRST FLOOR

INTERNAL	151M ²
EXTERNAL	43M ²
BALCONY	14M ²
TOTAL	208M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



PROUDLY DEVELOPED BY



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THE HOTHAM COLLECTION



BEST OF WHAT'S AROUND



THE HOTHAM COLLECTION



ARTIST IMPRESSION

GROUND FLOOR

TH H10
3 BED 2 BATH 2 CAR

INTERNAL	128M ²
EXTERNAL	62M ²
BALCONY	10M ²
TOTAL	200M²

TH HO5-O9
3 BED 2 BATH 1 CAR

INTERNAL	123M ²
EXTERNAL	17M ²
BALCONY	10M ²
TOTAL	150M²

TH HO1
3 BED 2 BATH 1 CAR

INTERNAL	128M ²
EXTERNAL	8M ²
BALCONY	12M ²
TOTAL	148M²



HOTHAM RD



TH HO2
3 BED 2 BATH 1 CAR

INTERNAL	129M ²
EXTERNAL	5M ²
BALCONY	16M ²
TOTAL	150M²

PROUDLY DEVELOPED BY



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THE HOTHAM COLLECTION

AT BOWA

FIRST FLOOR

TH H10
3 BED 2 BATH 2 CAR

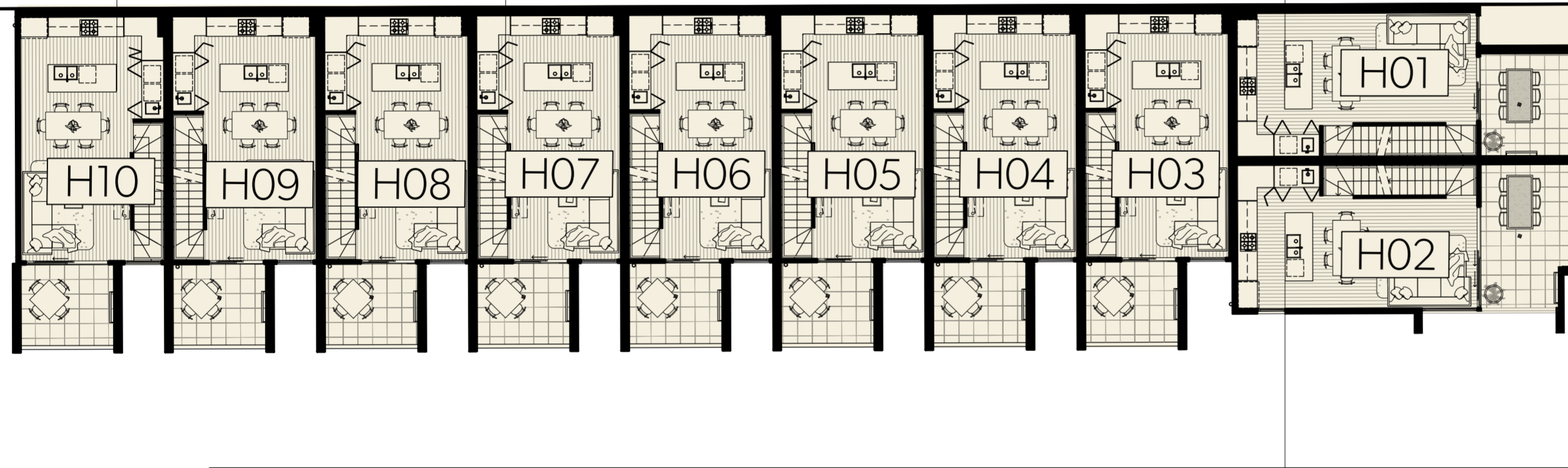
INTERNAL	128M ²
EXTERNAL	62M ²
BALCONY	10M ²
TOTAL	200M²

TH H05-09
3 BED 2 BATH 1 CAR

INTERNAL	123M ²
EXTERNAL	17M ²
BALCONY	10M ²
TOTAL	150M²

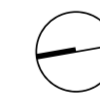
TH H01
3 BED 2 BATH 1 CAR

INTERNAL	128M ²
EXTERNAL	8M ²
BALCONY	12M ²
TOTAL	148M²



TH H02
3 BED 2 BATH 1 CAR

INTERNAL	129M ²
EXTERNAL	5M ²
BALCONY	16M ²
TOTAL	150M²



PROUDLY DEVELOPED BY



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SECOND FLOOR

TH H10
3 BED 2 BATH 2 CAR

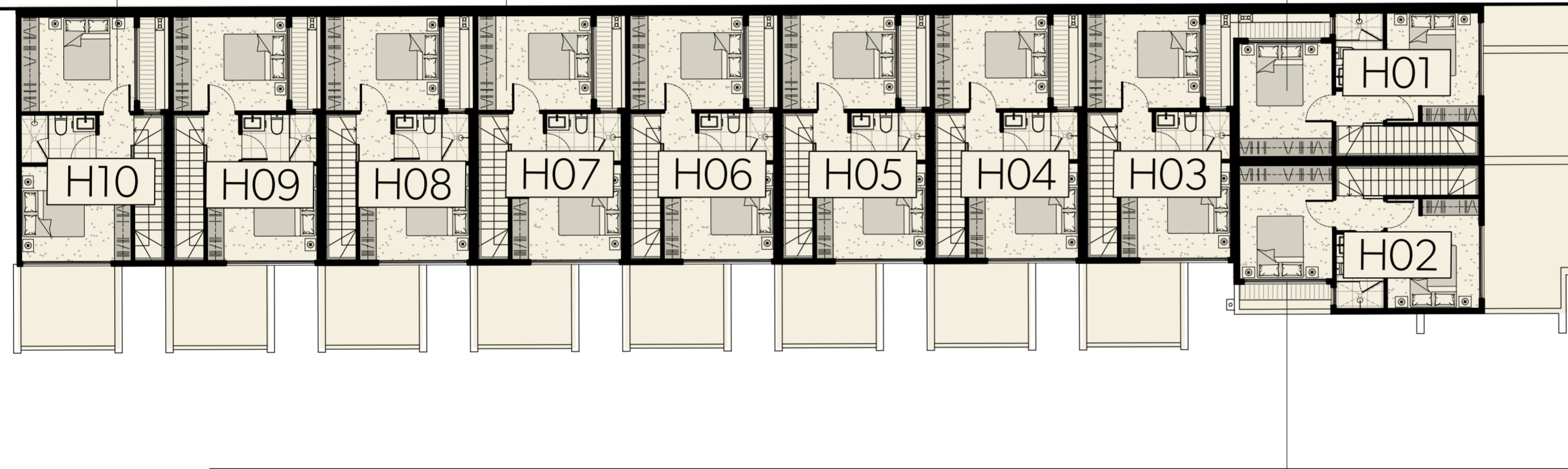
INTERNAL	128M ²
EXTERNAL	62M ²
BALCONY	10M ²
TOTAL	200M²

TH HO5-O9
3 BED 2 BATH 1 CAR

INTERNAL	123M ²
EXTERNAL	17M ²
BALCONY	10M ²
TOTAL	150M²

TH HO1
3 BED 2 BATH 1 CAR

INTERNAL	128M ²
EXTERNAL	8M ²
BALCONY	12M ²
TOTAL	148M²



TH HO2
3 BED 2 BATH 1 CAR

INTERNAL	129M ²
EXTERNAL	5M ²
BALCONY	16M ²
TOTAL	150M²



PROUDLY DEVELOPED BY



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THE HOTHAM COLLECTION

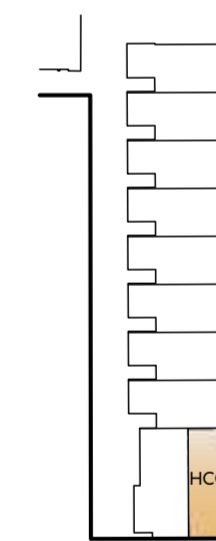
AT BOWA

TOWNHOME-HOI

3 BED 2 BATH 1 CAR

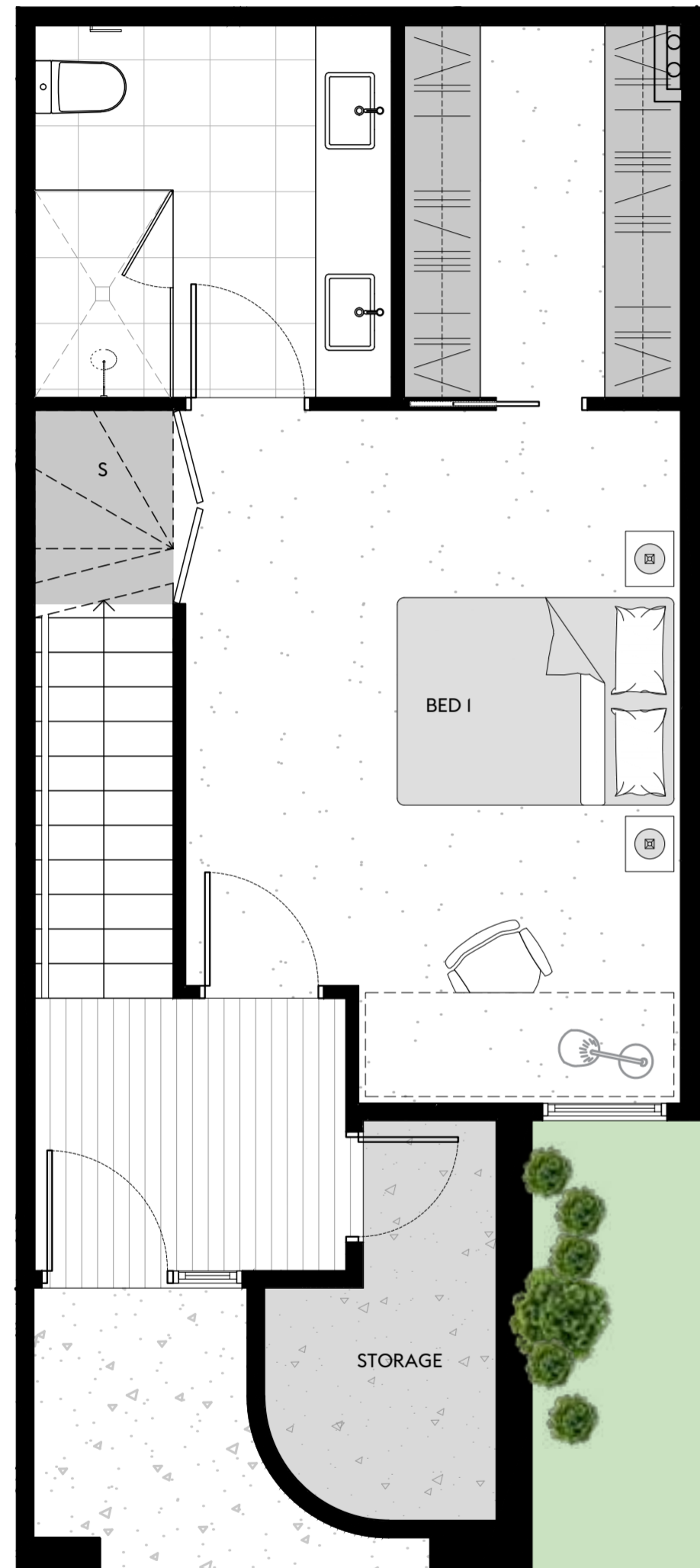
INTERNAL	129 M ²
EXTERNAL	8 M ²
BALCONY	12 M ²
TOTAL	148 M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE

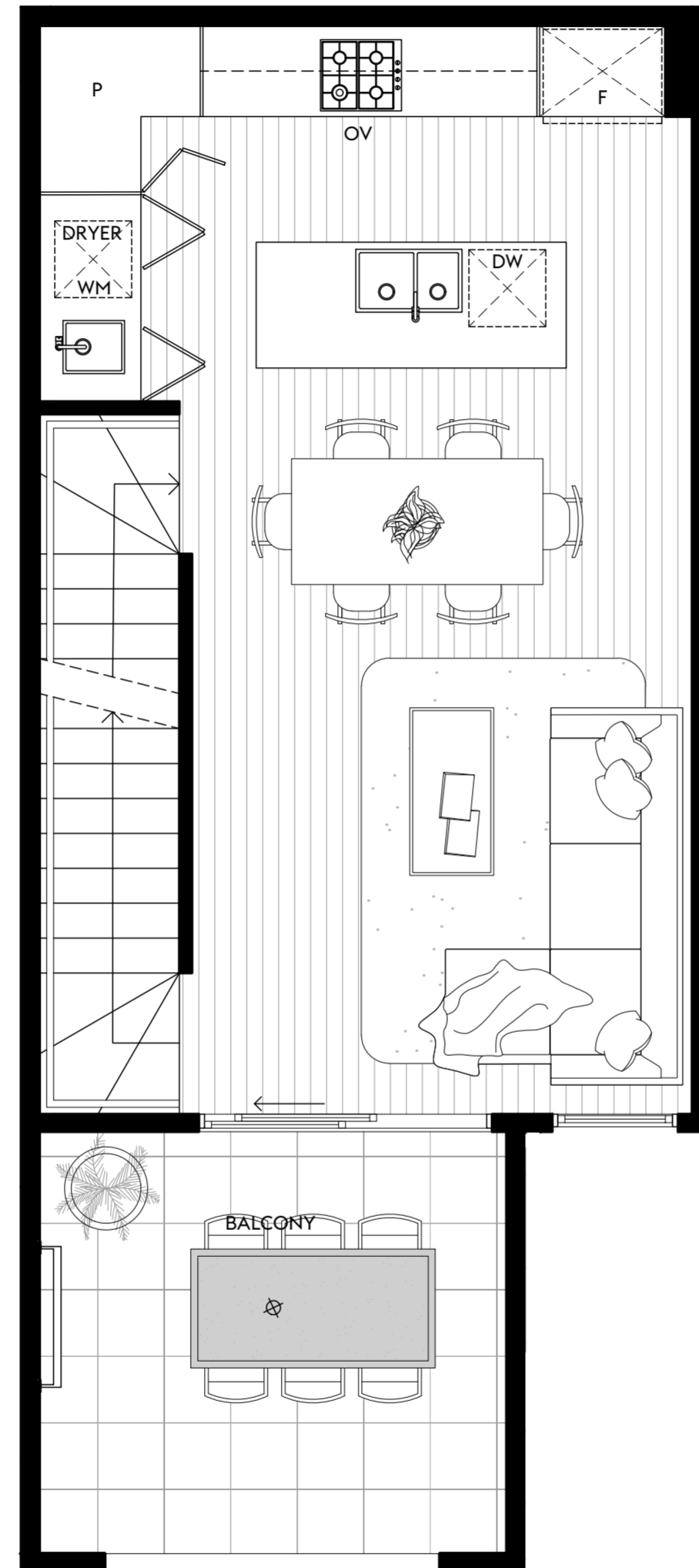


HOTHAM ROAD

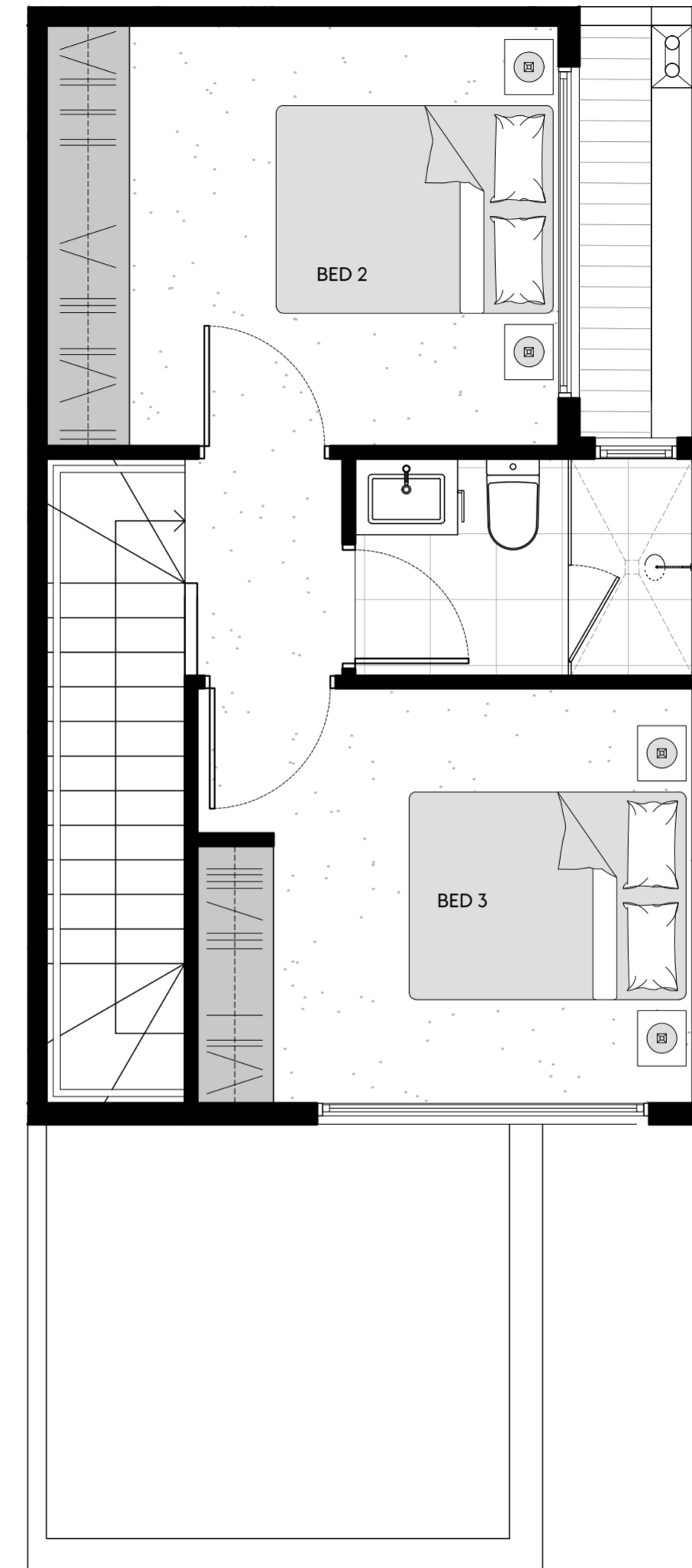
PROUDLY DEVELOPED BY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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THE HOTHAM COLLECTION

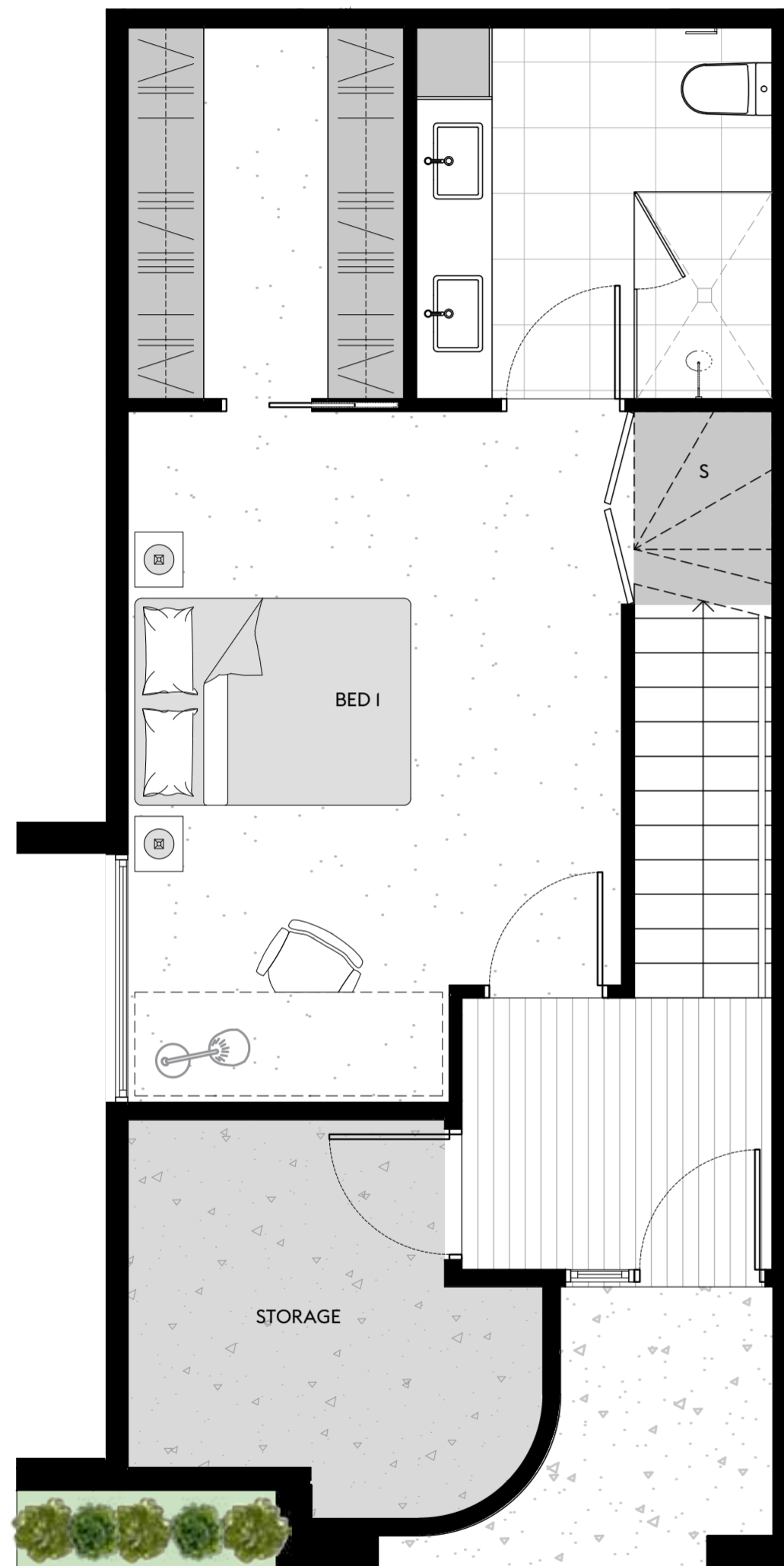
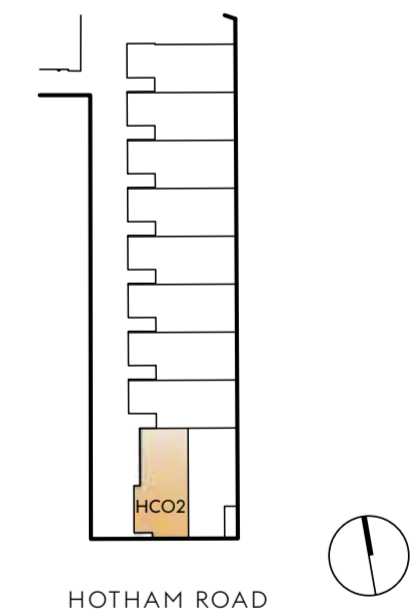
AT BOWA

TOWNHOME—HO2

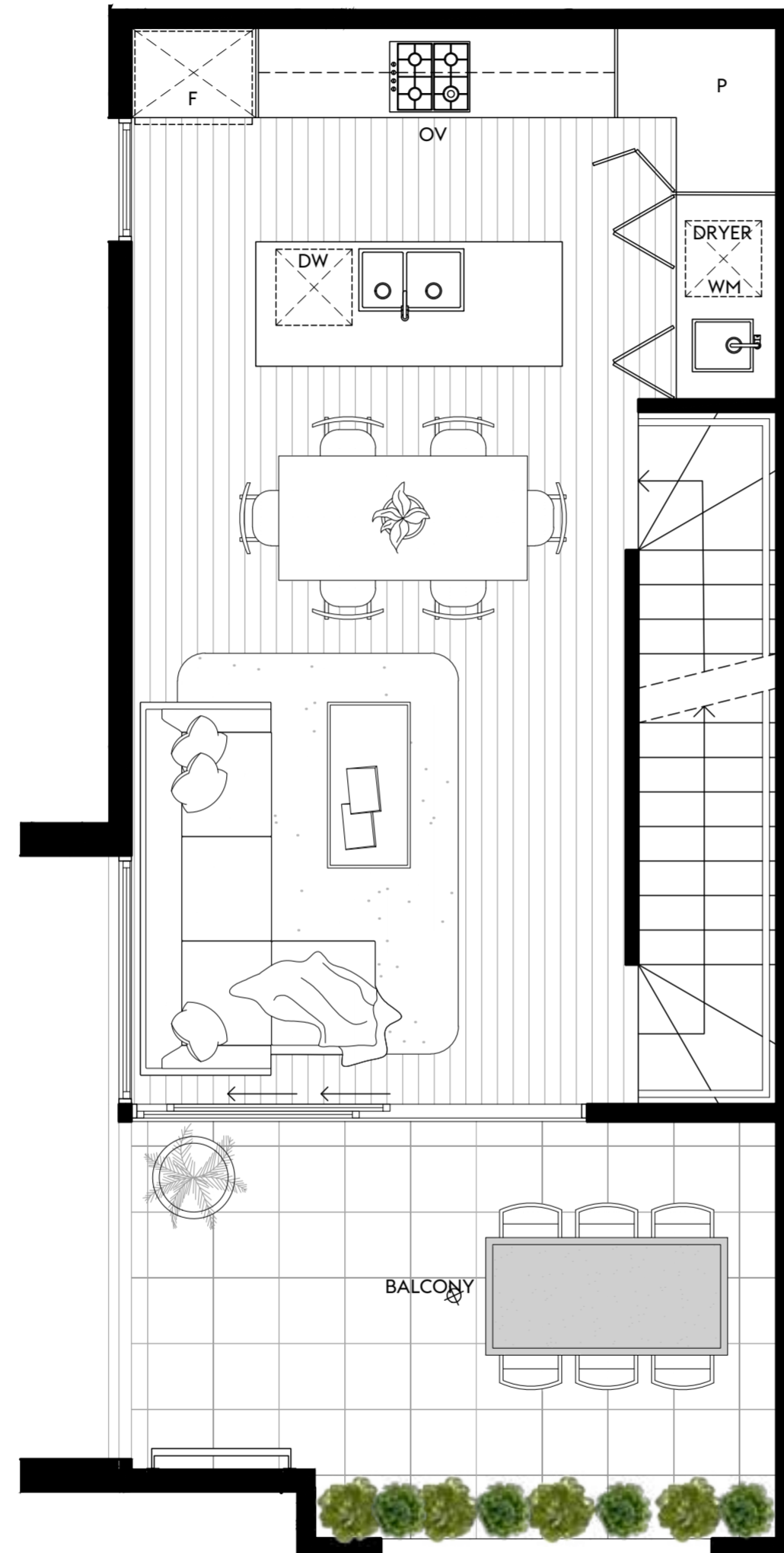
3 BED 2 BATH 1 CAR

INTERNAL	129M ²
EXTERNAL	5M ²
BALCONY	16M ²
TOTAL	150M²

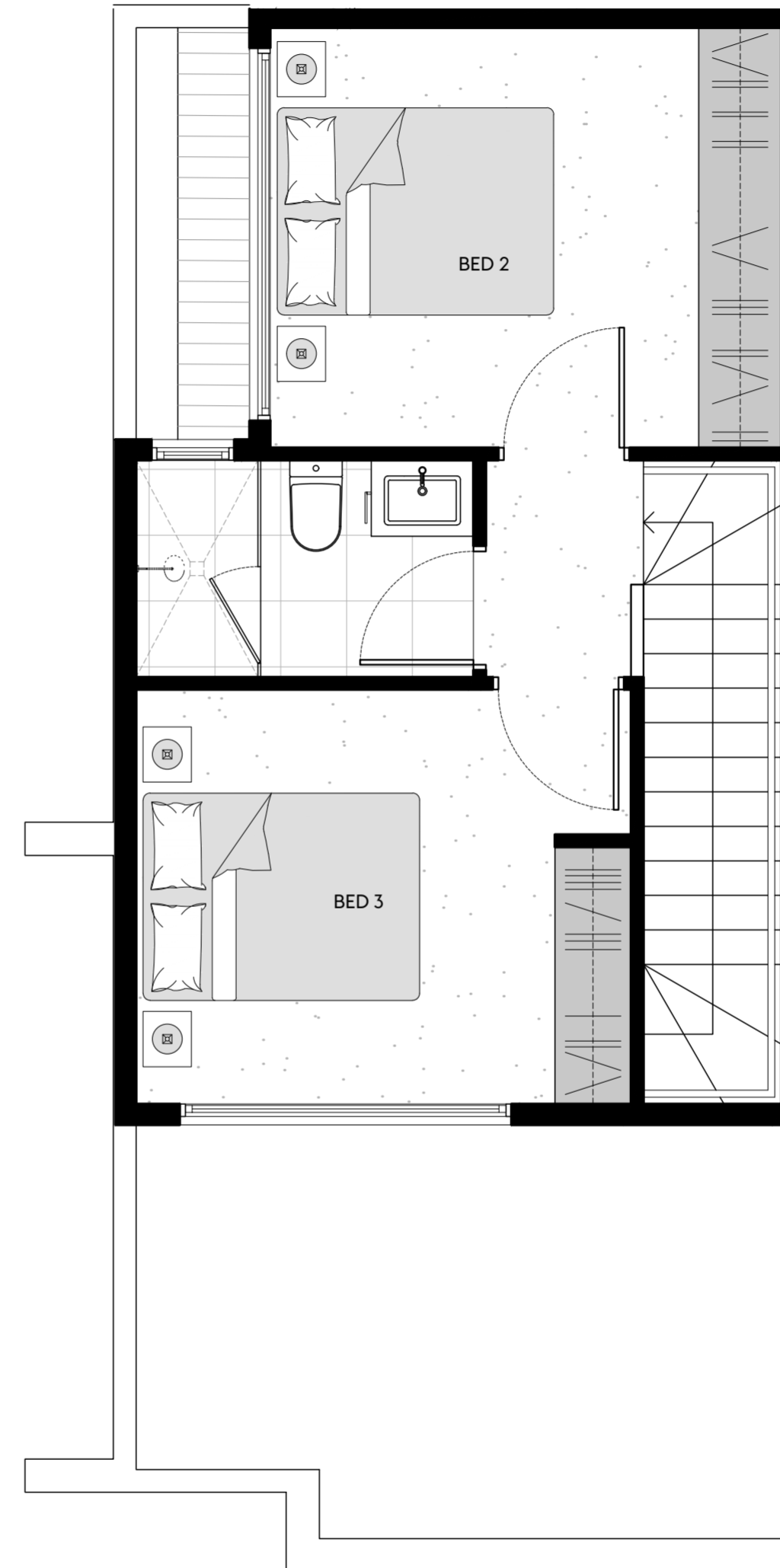
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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THE HOTHAM COLLECTION

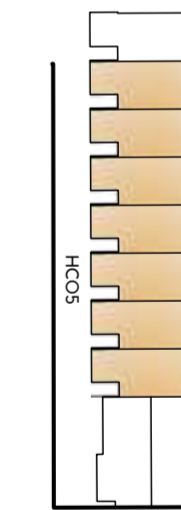
AT BOWA

TOWNHOME—HO5

3 BED 2 BATH 1 CAR

INTERNAL	123M ²
EXTERNAL	17M ²
BALCONY	10M ²
TOTAL	150M²

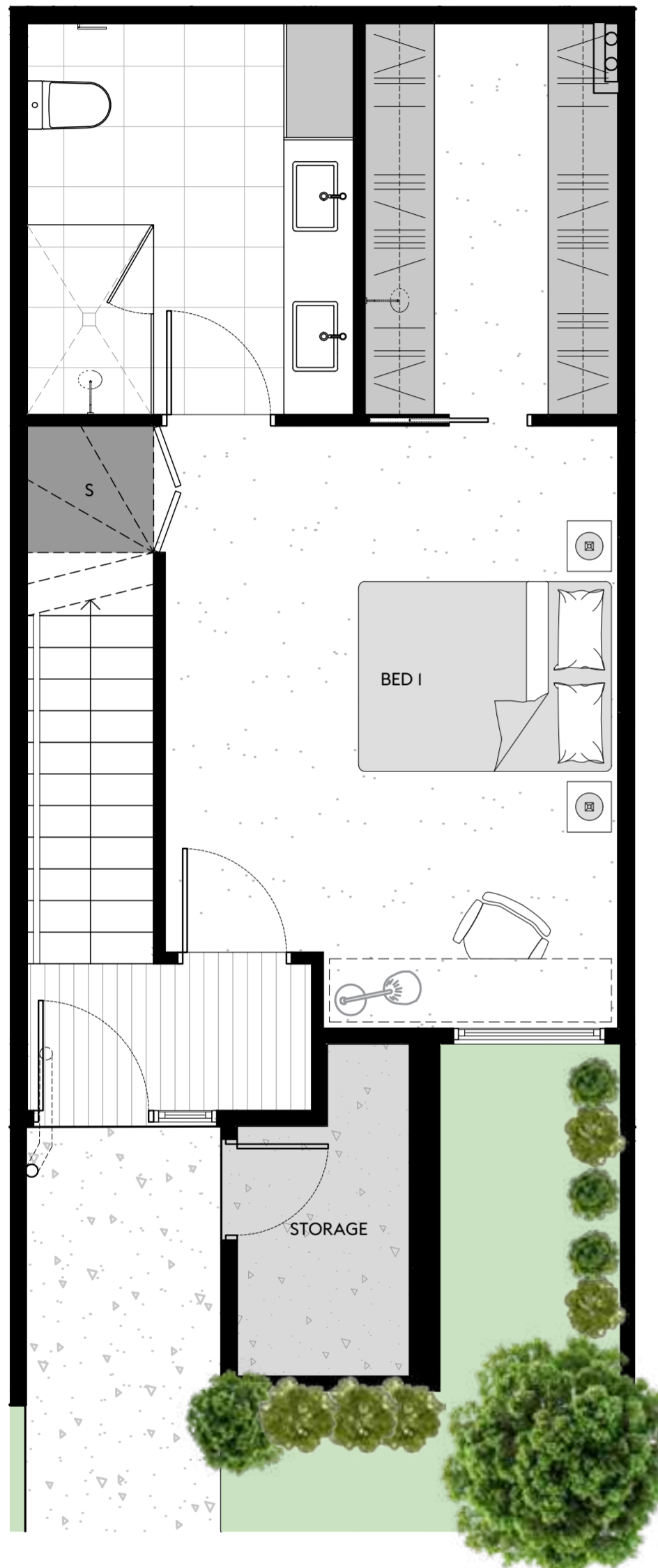
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



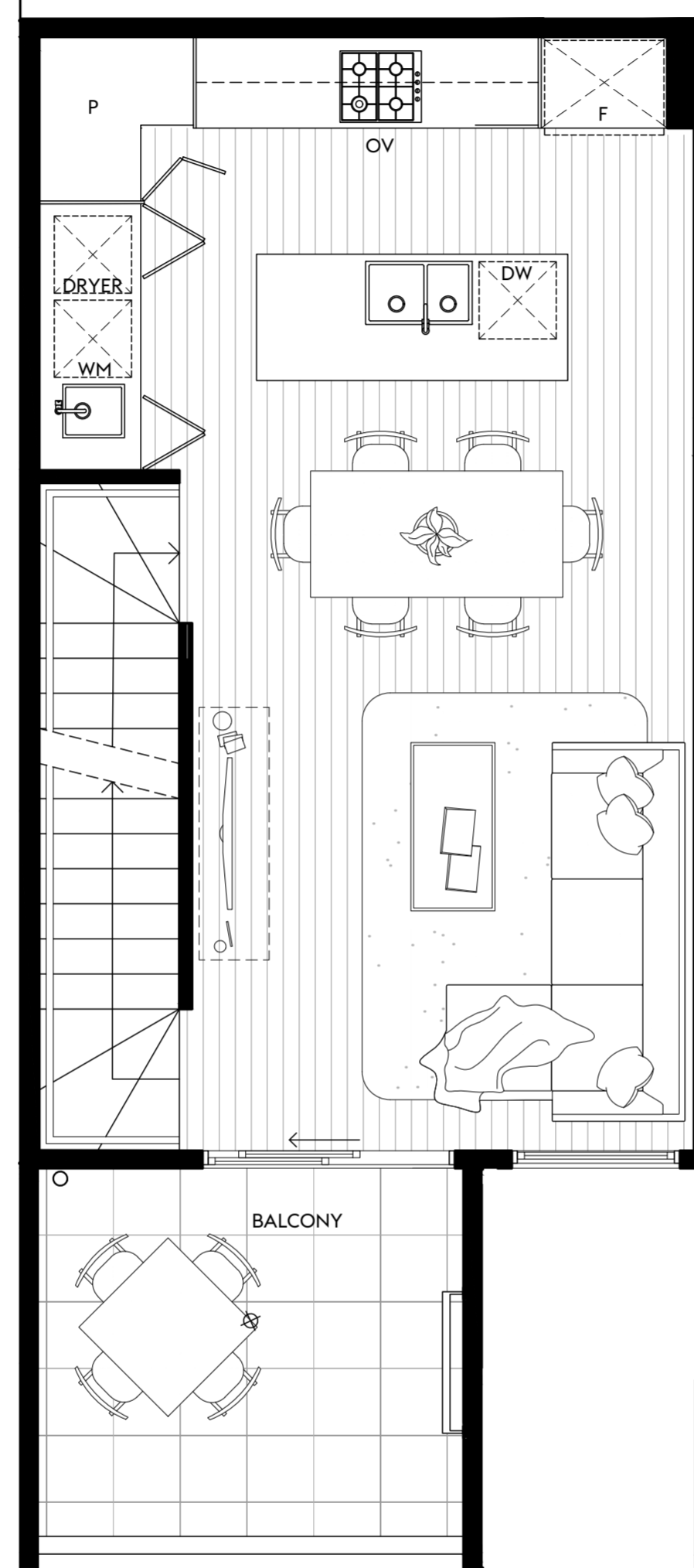
HOTHAM ROAD



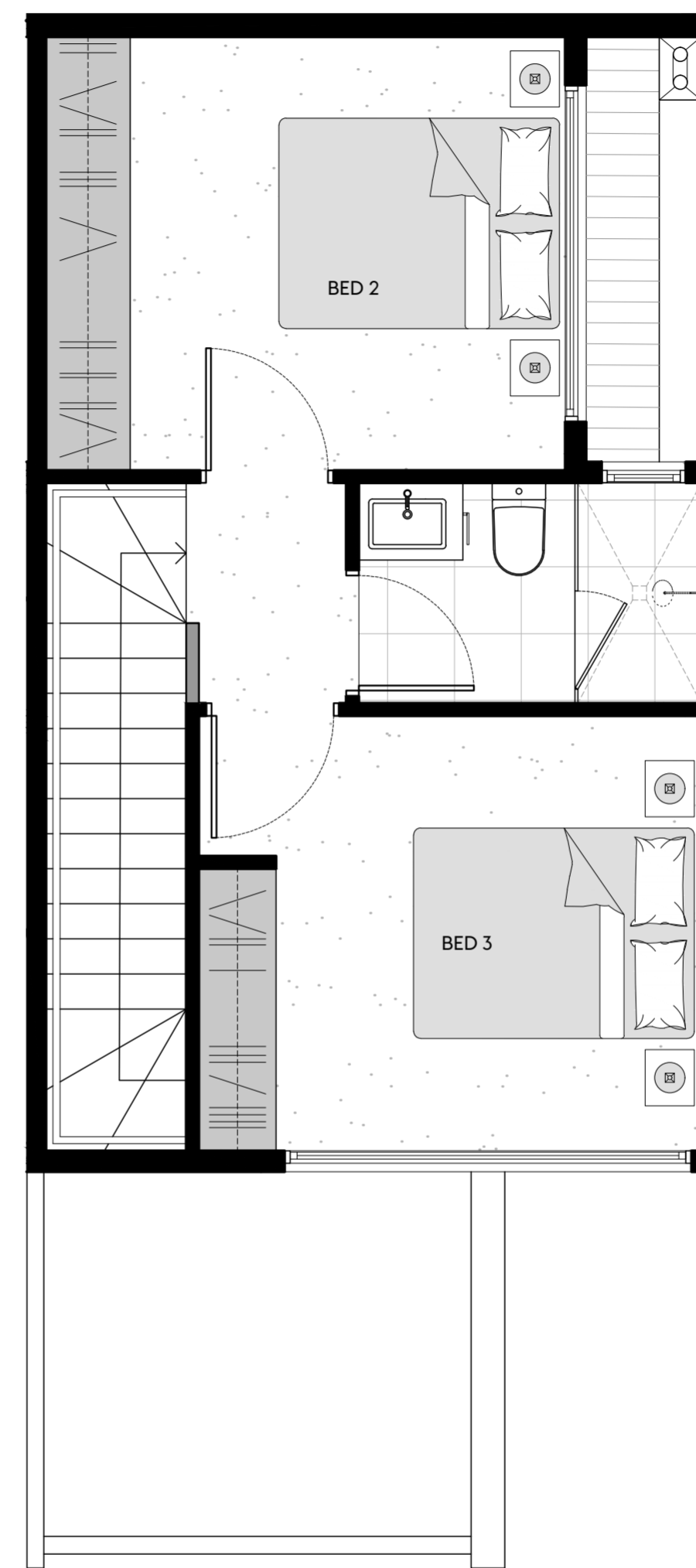
PROUDLY DEVELOPED BY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



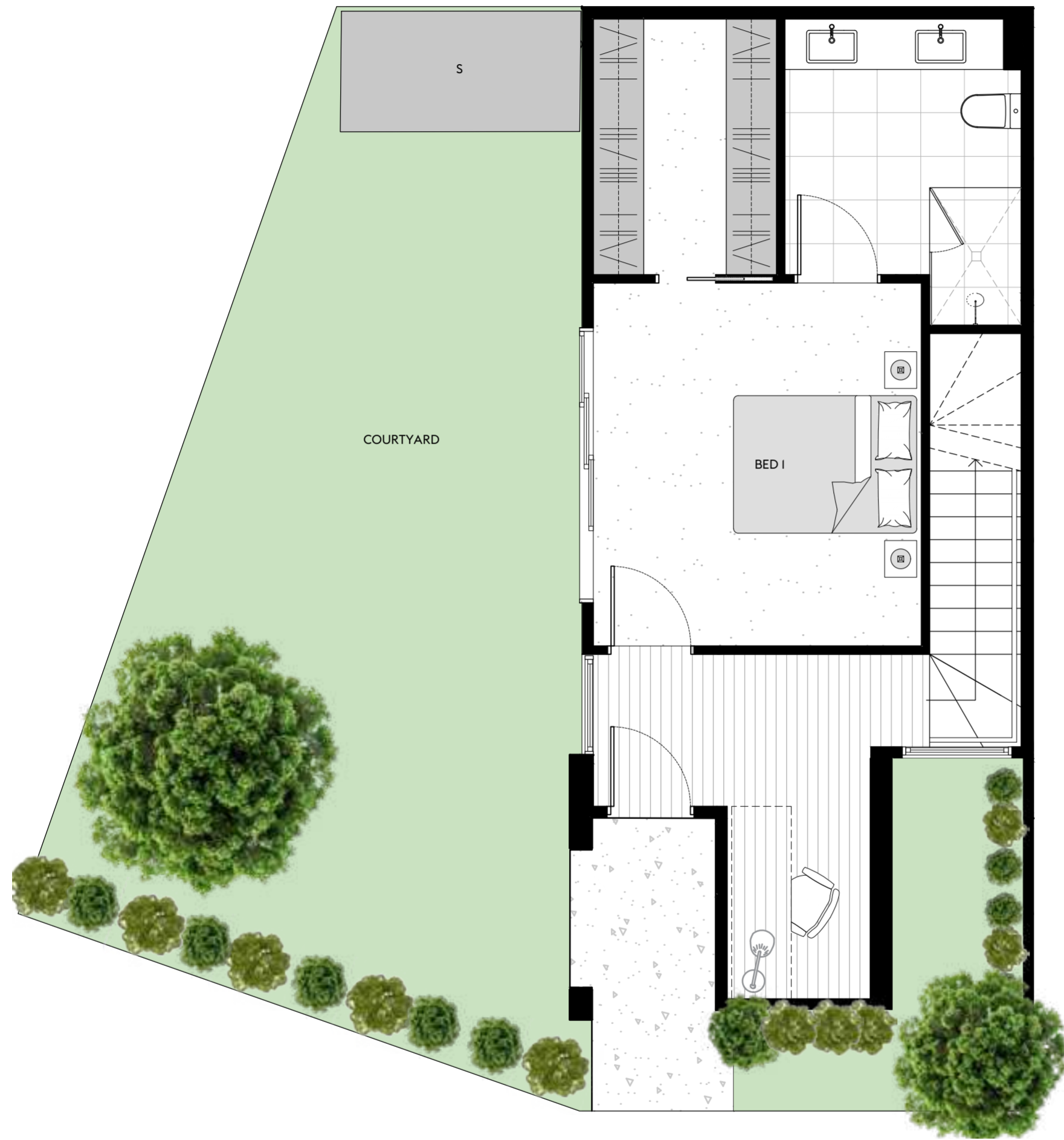
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THE HOTHAM COLLECTION

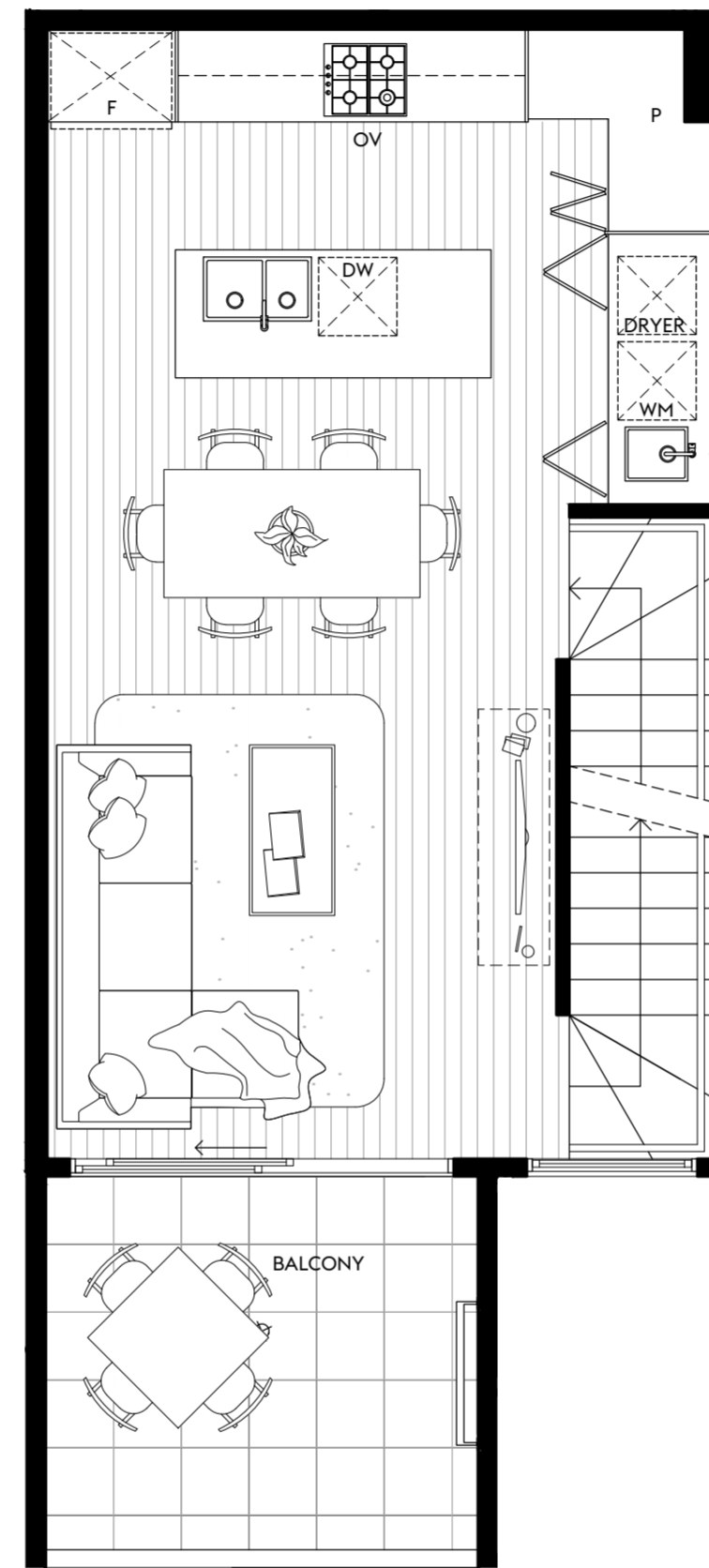
AT BOWA

TOWNHOME-H10

3 BED 2 BATH 2 CAR



GROUND FLOOR



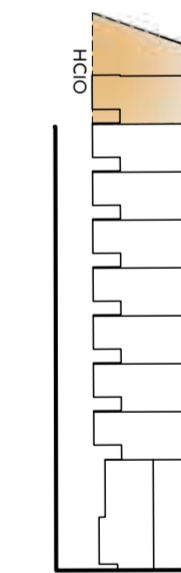
FIRST FLOOR



SECOND FLOOR

INTERNAL	128M ²
EXTERNAL	62M ²
BALCONY	10M ²
TOTAL	200M²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	OV	OVEN
F	FRIDGE	S	STORAGE



HOTHAM ROAD



PROUDLY DEVELOPED BY



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BRANSONGROUP.COM.AU/PROJECTS/BOWA



ARTIST IMPRESSION

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.