

An abstract botanical illustration featuring various shades of green, blue, pink, and brown. The composition includes stylized leaves, stems, and flower-like shapes. The word "ELYSIAN" is written in a bold, gold, sans-serif font across the center. The background is a mix of solid colors and textured patterns, creating a layered and organic feel.

ELYSIAN

A boutique collection
of contemporary Terrace
Homes with exceptional
neighbourhood character

ELYSIAN

711 BARKLY STREET WEST FOOTSCRAY

—
PROUDLY DEVELOPED BY





Barkly Street facade — Artist impression

The Location

Enjoy the brilliant convenience of a location just 8km from the Melbourne CBD. Dive into the inner west's cultural treasure trove of arts, cuisine and entertainment. Get out and about in a neighbourhood brimming with sports ovals, reserves and pocket parks, as well as the sensational waterside activities and outdoor spaces of the nearby Maribyrnong River.

Stroll around the corner to Tottenham Railway Station and make your way to the city in just 15 minutes. Access V-Line services from Footscray Station. Choose from numerous bus services. Connect easily to the airports and the Western Ring Road with convenient proximity to the Princes Highway.

Fall in love with the local cafe culture. Footscray, Seddon and Yarraville villages are all close by offering a delicious array of fine coffee houses, cool lunch spots and a rich variety of ethnic cuisines. Check out a myriad of hip fashion boutiques. Choose from a selection of great bars and restaurants. Discover the easy availability of local hospitals and clinics, university campuses, schools, shopping centres, and a host of brilliant services.

Make the most of sensational outdoor amenity. Cycle the 25km Maribyrnong River Trail. Explore the wide open spaces of dozens of riverside parks and reserves. Play a Saturday morning round at a choice of two nearby golf courses. Take the kids for a play in Gaudion Reserve.



ELYSIAN

Maribyrnong River
🚲 12 mins

Footscray Village
🚲 8 mins

Melbourne CBD
🚆 20 mins or 🚗 15 mins

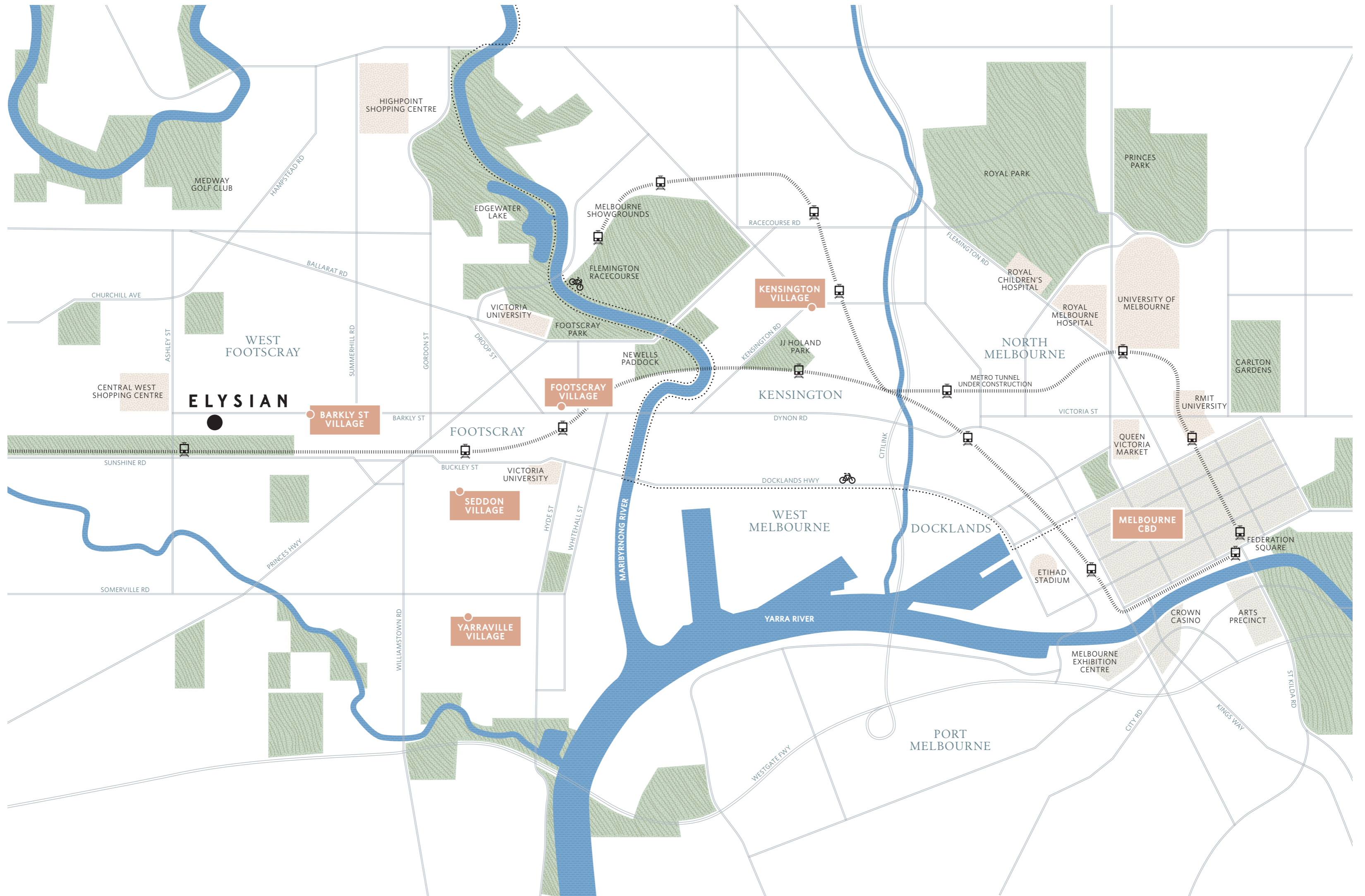
Seddon Village
🚗 7 mins

Central West
Shopping Centre
🚶 6 mins

Yarrville Village
🚗 9 mins

Tottenham
Station
🚶 9 mins







Maribyrnong River — 🚲 12 mins

WITHIN EASY REACH

Take advantage of easy access to superb shopping, outdoor, entertainment and transport amenity. Cycle up to the Maribyrnong River, go boating or fishing, or just enjoy the tranquil riverside amenity. Enjoy fantastic sports events like the Melbourne Cup Carnival at Flemington or AFL women's footy at Whitten Oval. Take just minutes to visit the vast retail hub of Highpoint Shopping Centre.

Highpoint Shopping Centre — 🚗 6 mins
Flemington Racecourse — 🚗 10 mins

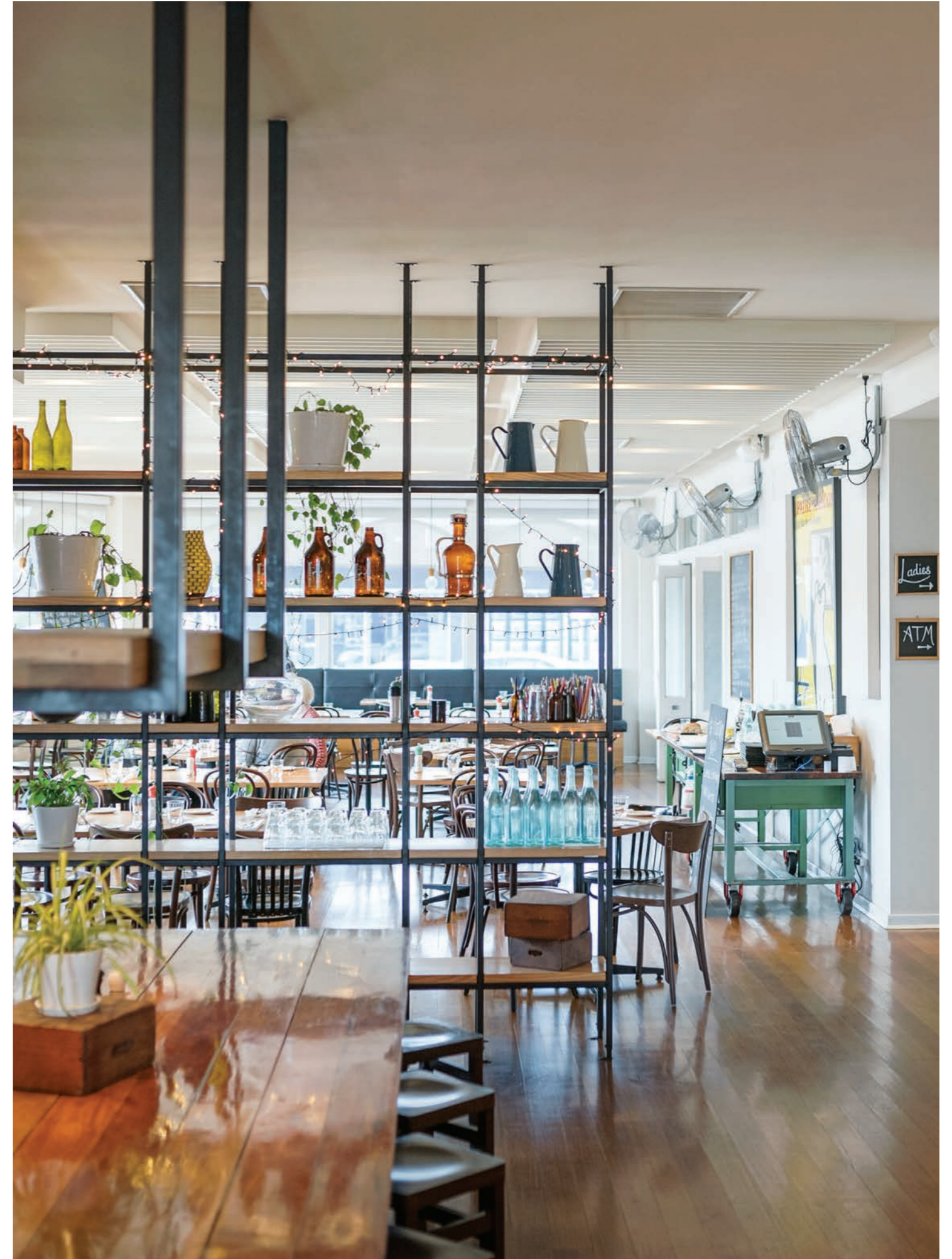




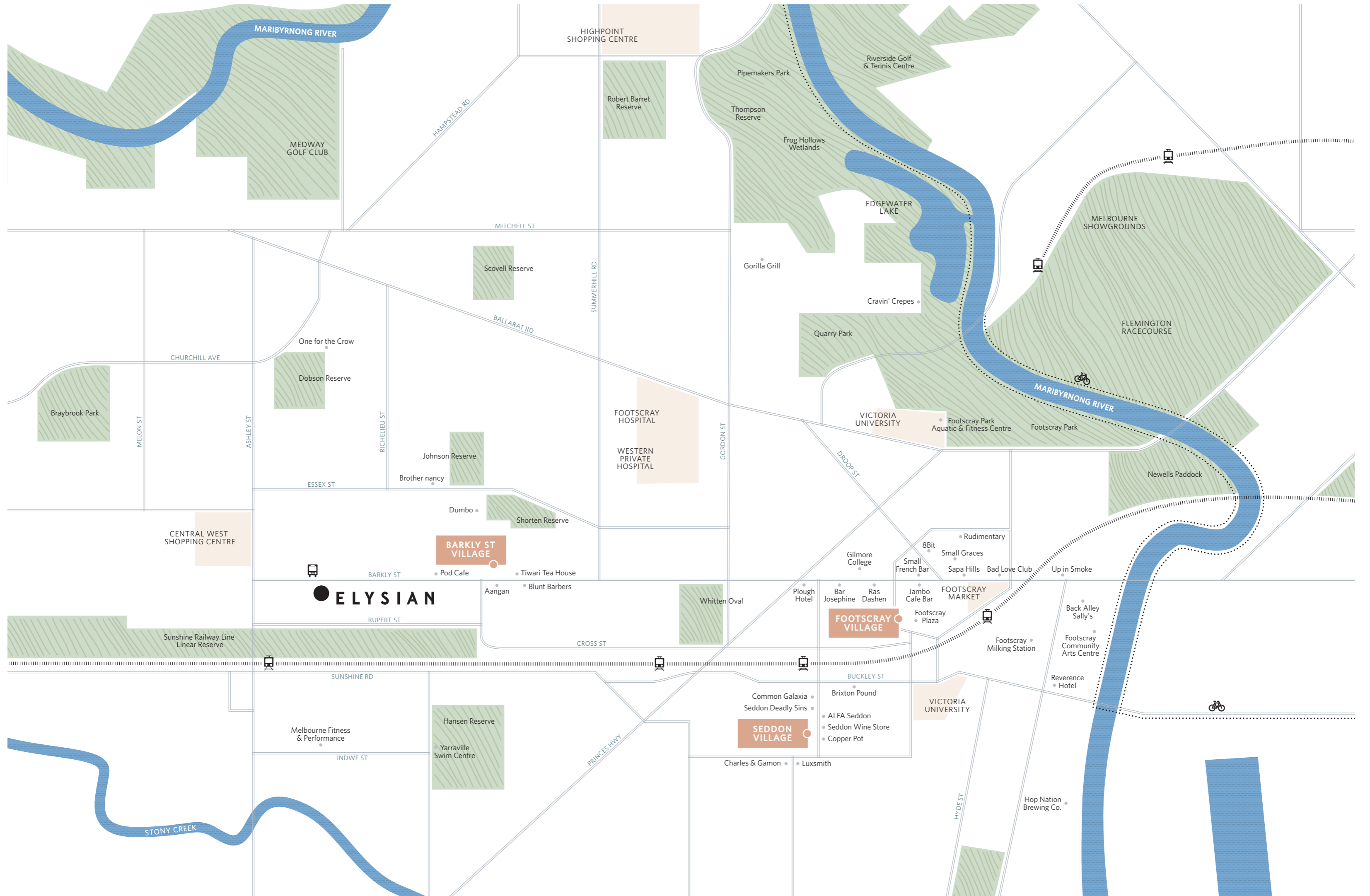
Dumbo — 🚶 12 mins
Footscray Market — 🚗 8 mins

THE NEIGHBOURHOOD

Discover a neighbourhood that represents the west's cultural centre. Find all your regular grocery, supermarket, bottleshop, and coffee needs right on your doorstep in Barkly Street Village. Stroll up to the bustling multicultural shopping mecca of Footscray Village. Search the astonishing variety of fresh produce at its famous market.



The Plough Hotel — 🚗 5 mins





Maribyrnong River Trail — 🚲 12 mins

Victoria University — 🚲 10 mins





Copper Pot — 🚗 8 mins



Luxsmith — 🚗 7 mins
Brixton Pound — 🚗 8 mins

SEDDON VILLAGE

Just 4 minute train trip away, Seddon Village invites you to savour a genuine community experience and a tranquil laid back vibe. Explore an amazing mix of great cafes, bars and restaurants. Browse independent bookstores and quaint boutiques. Visit yoga studios, art workshops and cooking schools.



The Terrace Homes

Designed by award-winning firm Bayley Ward Architects, Elysian invites you to discover the very best of contemporary townhouse living in an outstanding collection of just nineteen residences in the heart of Melbourne's burgeoning inner west. Choose from 2 & 3 bedroom configurations, exceptionally finished and beautifully detailed.

Sensitively nestled in the West Footscray streetscape, Elysian's stylish architectural presence embraces spacious living with an handsome combination of durable materials arranged in a sophisticated facade of contrasting textures.

Step inside high quality interiors imbued with an atmosphere of classic elegance, matching great functionality with roomy open-plan living, filled with natural light, and offering the perfect blend of comfort, convenience and chic good looks.

Relax in stunningly integrated spaces, finished in a modern, neutral colour palette, appealingly detailed with natural materials such as timber flooring, reconstituted stone benchtops, island benches and bathroom vanities.

Experience the luxury of quality design features throughout, from integrated European appliances in superbly appointed kitchens to capacious built in robes and wool carpets in the bedrooms.

Enjoy sensational liveability year round with cleverly connected indoor and outdoor living spaces that allow you to enjoy all seasons in absolute comfort. Share a morning coffee on a generously proportioned terrace. Invite your friends for a barbecue in the privacy of your own secluded courtyard.



















Finishes



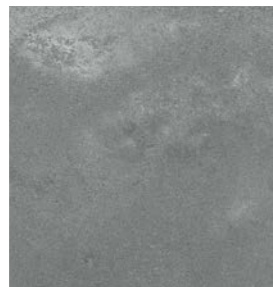
Feature Joinery
Kitchen & Bathroom



Joinery Kitchen



Kitchen Splashback



Reconstituted Stone
Kitchen, Island Bench
& Bathroom



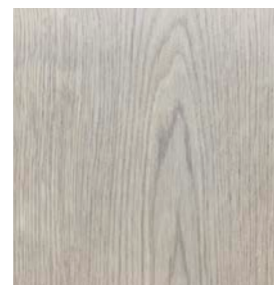
Bathroom Feature
Wall Tile



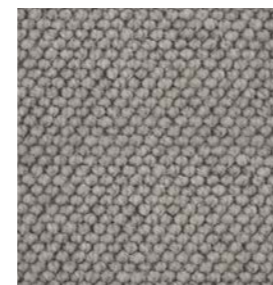
Bathroom Floor
& Wall Tile



Interior Paint

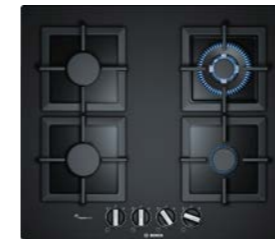


Timber Flooring



Carpet

Fixtures



Cooktop



Oven



Semi-integrated
dishwasher



Rangehood



Kitchen Sink



Kitchen Mixer



Bathroom Basin



Bathroom Mixer



Hand Rail Shower



Wall Mixer



Robe Hook



Towel Rail



Toilet Roll Holder



Shower Shelf



Toilet

Air Conditioning:

2 bedroom Terrace Homes – 2 head units: Central living & master bedroom

3 bedroom Terrace Homes – 3 head units: Central living, master bedroom & additional bedroom

10 reasons to buy in Footscray

#1. Team

Melbourne's best luxury design collaboration between Branson Group, Bayley Ward architects and John Partick landscape architects.

#2. Annual growth

10.3%

#3. Median house price

\$895,000

#4. Architecture

Designed with timeless elegance and durable materials, Elysian presents architecture that stands the test of time, offering attractive rentability and secure capital growth for investors and owner-occupiers.

#5. Low vacancy rate

1.37%

#6. High rental demand

1,177

Visits on realestate.com.au per house

#7. Public transport

750m

Tottenham Train Station (9 minutes)

25m

#220 Bus Stop (1 minute)

#8. Location

Only 15 minutes from Melbourne CBD

#9. Lifestyle

Low maintenance living

#10. Branson Group

A developer proven to deliver on promise

Population & Infrastructure

FORECAST POPULATION OF MELBOURNE BY 2031

6,000,000

Source: Invest Victoria

NEW RESIDENTS

149,000

New residences were recorded for Greater Melbourne over 2016-17, this was more than Sydney and Brisbane

Source: Australian Bureau of Statistics

GOVERNMENT PLANNING FOR THE FUTURE GROWTH

\$37 billion

In infrastructure investments across five major projects

Source: Plan Melbourne

\$6 billion

M80 RING ROAD AND NORTH EAST LINK

\$4.1 billion

REGIONAL RAIL LINK CONNECTING WEST MELBOURNE

\$1.6 billion

EXPANSION OF THE PORT OF MELBOURNE

\$17 billion

EAST WEST LINK

\$9 billion

THE METRO RAIL CAPACITY PROJECT

The Team

Branson Group

Developer

Widely recognised for setting industry benchmarks of excellence in design and quality, the Branson Group is one of Melbourne's most prominent, diversified developers, delivering more than 40 outstanding residential developments in less than 15 years. With a reputation for achieving consistent, exceptional outcomes, Branson is driven by the conviction that properties based on fine design and scrupulous quality deliver impressive capital gains and rental yields for discerning buyers, both owner-occupiers and investors. From highly informed site selection and design sensitivity to seeking out new materials that are as durable as they are beautiful, Branson provides immediate value for clients and

partners. We are proud to leave an indelible imprint of quality on Melbourne's urban landscape.

PROMISE OF DELIVERY

Strong relationships are founded on trust. This understanding is at the core of the Branson Group's promise – to deliver precisely and reliably on the designs we initially present to our clients. We do this with a dedicated focus on exemplary quality and attention to detail, all conveyed through close and clear communication from start to finish. The completed homes we provide are entirely aligned with the outstanding quality you expected from the outset.

Saintly Place, Flemington



Artist impression



Photo of completed project

16° North, Preston



Artist impression



Photo of completed project

Delivering on Capital Growth

Parque, Moonee Ponds



Artist impression



Photo of completed project

OVERVIEW

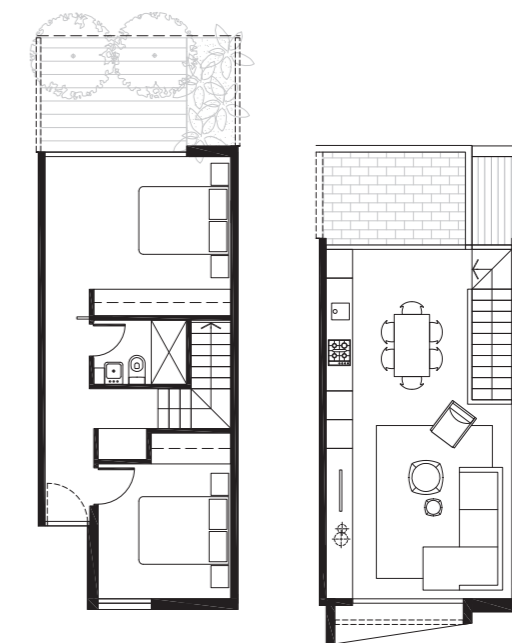
Property	TH8
Address	24 Park Street, Moonee Ponds
Contract Price	\$630,000
Contract Date	2015
Valuation*	\$645,000
Sold Price	\$740,000
Capital Gain	\$110,000

*At time of purchase

KEY FACTS

Owner Settled	February 2016
Property Sold	November 2017

17.5%
CAPITAL GROWTH
Over the period of 21 months



Ground Floor

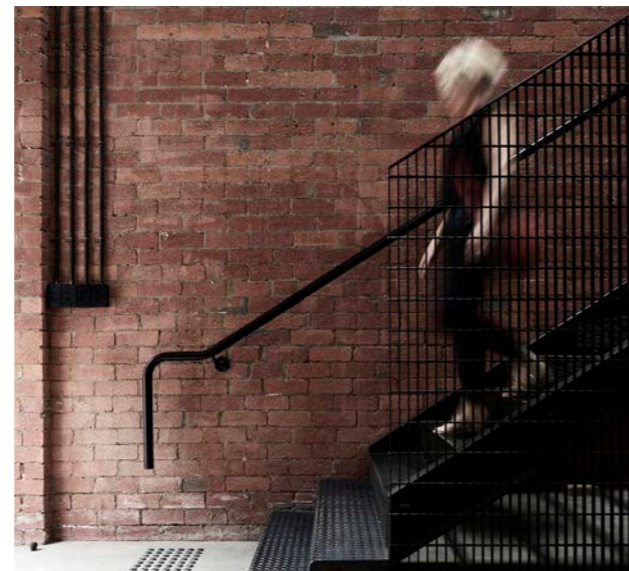
First Floor

Bayley Ward

Architect & Interior Design

Underpinned by over 20 years of practice, Bayley Ward is a highly regarded architecture and interior design practice specialising in residential, hospitality and commercial sectors. Founding directors Nick Readett-Bayley and Richard Newling Ward bring a European pedigree and rich portfolio of work around the world to deliver carefully crafted buildings and spaces that integrate with their environment. Known for employing exacting research and thorough design development, the firm's thoughtful compositions of texture, materials and space aspire to engage at a sympathetic human scale.

A committed team of architects and designers delivers results tailored to meet the dynamic demands of urban life. The studio brings a wealth of knowledge across multiple market sectors, scales and disciplines, maintaining a creative culture and a passion for process, with a considered, comprehensive approach to design. At Bayley Ward, architecture and interiors are intrinsically connected. Accordingly, the DNA of every project is conceptualised from first principals, ensuring practicalities are coupled with a strong design aesthetic to forge thoughtful and efficient outcomes.



John Patrick

Landscape Architects

Established in 1982, John Patrick Landscape Architects is a multi-disciplinary landscape consultancy based in Melbourne that has operated under the guidance of principal John Patrick since inception. The practice undertakes a broad range of projects in landscape design and management throughout Australia, including heritage sites, tree management and replacement plans, park master plans and residential projects. It has carried out a broad range of commissions encompassing both small and large scale projects for private, corporate and government clients.

With a highly qualified team of landscape architects and staff, the firm's experience in landscape architecture, urban design and planning, ecology and horticulture is second to none, with a highly respected portfolio of successful projects in landscape conservation and management studies, heritage assessments and management plans that includes Yarralumla, Old Parliament House and ongoing programming of the Sydney Living Colour Project. The firm has an outstanding reputation for providing innovative solutions that are responsive to client needs and resources.



Frequently asked questions

WHY BUY OFF THE PLAN?

Buying off-the-plan is exactly that, purchasing a property before it has been built using images, plans, drawings and documentation as a guide. The benefits of buying property this way are many and may include:

Brand New Condition

In a brand new property, as opposed to an existing dwelling, all structure, services, finishes and appliances will be in brand new condition.

Depreciation Benefits

Investors have an opportunity to claim the maximum amount of building and plant depreciation for new properties, significantly improving their cash flow position.

Fixed Price

Purchasers are committing to a fixed price at the time of signing the contract which won't change at settlement and there are no progress payments.

Time to Save

Purchasers will have time to save and plan for their investment.

New Appeal

Investors benefit from having the most 'desirable' product in the market place when complete and attracting higher rent yields.

ARE THERE ANY OTHER COSTS ASSOCIATED WITH BUYING OFF THE PLAN?

A deposit equal to 10% of the total contract price will be applicable at the time of signing, with the 90% balance due on completion.

There are no progress payments during construction.

Buyers will also need to plan for stamp duty charges at settlement.

Normal lending and conveyancing fees would apply.

HOW DO I BUY AN ELYSIAN TOWNHOUSE?

You can purchase a Elysian townhouse directly from Branson Group or a registered agent. A deposit equal to 10% of the total contract price will be applicable at time of signing with balance due on completion. There are no progress payments. Bank guarantees are also accepted by Branson Group.

IS MY DEPOSIT PROTECTED?

Yes, your 10% deposit will be held in a trust account until the settlement date.

DO I NEED A CONVEYANCER OR LAWYER?

This is a personal decision. Either a conveyancer or lawyer can represent you at settlement for conveyancing, however only a lawyer can advise on legal matters relating to the contract of sale.

WHAT NAME CAN I BUY THIS PROPERTY UNDER? CAN I BUY IN A COMPANY NAME OR A NOMINEE?

You can purchase an Elysian property under a personal name, company, trust or superannuation fund.

WHAT HAPPENS AFTER SIGNING THE CONTRACT?

Branson Group will keep you up to date on construction progress in the lead up to settlement. More detailed information on the settlement process and moving-in procedure will follow as the date of practical completion approaches.

For investors, Branson Group will be able to arrange for your property to be offered to the rental market weeks before the settlement date.

WHEN SHOULD I START PREPARING FOR A LOAN?

If you will be requiring a loan to fund your property purchase it is advisable to start planning for this event 3 to 6 months prior to the settlement date to ensure you are in a financial position to settle on time. Your Development Manager will be in frequent contact with you in the lead up to settlement to guide you through this process.

WHAT IS A BODY CORPORATE LEVY AND WHAT DOES IT COVER?

Each owner will pay a body corporate levy, which will go towards maintaining all common areas around your townhouse. The amount will depend on the townhouse and will need to be paid on a quarterly basis..

WHO WILL MANAGE THE BUILDING AFTER THE TOWNHOUSES HAVE SETTLED?

Branson Group have appointed The Knight Owners Corporation to manage Elysian. With over two decades worth of experience The Knight provides exceptional body corporate strata management services to Owners Corporations throughout Melbourne and the broader community. The Knight also have an excellent track record on Branson Group projects, such as recently completed 16° North and Saintly Place.

WHAT SHOULD I DO IF I WANT TO RENT OUT MY TOWNHOUSE?

If you are an investor within Elysian, we suggest you engage a property manager 2-4 weeks prior to the estimated time of settlement. Branson Group are more than happy to assist in recommending a suitable agent for your property and arrange for it to be offered to the rental market weeks before the settlement date.

Historically, projects developed by Branson Group have achieved strong rental demand due to their premium locations, good design, abundant amenities and quality build.

HOW ARE GAS, ELECTRICITY AND WATER METERED?

Gas, electricity and hot water will be metered individually to each townhouse.

WHAT TYPE OF HEATING/ COOLING IS PROVIDED TO THE TOWNHOUSES?

All townhouses will be fitted with split system heating and cooling.

WHAT TYPE OF LIGHTING IS BEING PROVIDED?

LED downlights will be provided to the entire dwelling. Common lighting to the basement and garden entrance.

WHAT SECURITY IS BEING PROVIDED?

A coded pedestrian gate entry and remote control to car park entrance.

Testimonials

“ Huge congratulations and thank you for giving us the opportunity to introduce our clients to this development. Saintly Place would have to be the most satisfying settlement inspection I have been involved in. The apartment presents an incredible design. The hallways are spacious. The front of the building is stunning in the way it has changed the street. The wow factor of the views from the balcony towards the city and Dandenongs will attract a tenant with ease, as well as give the apartment good appreciation benefits. Even the height of the ceiling in the basement is something I haven't seen before. Well done! These clients are certainly keen to look at any other developments Branson Group will be offering. ”

Andrew Westblade
Finance Consultant

“ Thank you to the Branson Group, you've been amazingly responsive and helpful. I'm enjoying the townhouse immensely and the many compliments received from my visitors. I particularly like the landscaping at my place, and needless to say, the amount of storage is an absolute dream. I felt my townhouse was finished very nicely, so I consider myself very lucky! I love the architecture — it's something quite radically different to the area but it's a nice sort of difference. ”

Cindy Wong
Purchaser & Owner Occupier at 16 North

Notes

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....



Barkly Street facade — Artist impression

ELYSIAN

711 Barkly Street, West Footscray, Victoria 3012
ElysianTerrace.com.au

PROUDLY DEVELOPED BY



The information contained in this brochure does not constitute a representation by the Vendor or its agent and is provided for information and/or conceptual purposes only. It should not be relied upon or considered as legal or financial advice. Interested parties must rely on their own enquiries, due diligence and the contract of sale. Any prices, dimensions, layout, design features, views, areas, plans, photographs and artist's impressions are of an indicative nature and are included for conceptual purposes. They should not be relied on as an accurate representation of the final product. The information contained in this brochure is subject to change at any time without notice. The vendor disclaims all liability associated with any reliance by interested parties or purchasers on the accuracy of the contents of this brochure. The vendor's offer to purchase is subject to the terms of sale set out in the contract of sale. Designed by Studio Caravan.

