



WELCOME TO

THE GROUNDS

— I V A N H O E E A S T —

We believe

THE BEST
JOURNEY
TAKES YOU
HOME.



GLS | BDS | PTS
IVANHOE
VISITORS

Take your place in one of Melbourne's most tightly held enclaves – the exclusive, leafy hills of Ivanhoe East.

IVANHOE
EAST

Just 9 kilometres north-east of the CBD, experience a sophisticated, relaxed lifestyle surrounded by established parkland. The Grounds is sublimely located with brilliant access to public transport and the Eastern Freeway, and within easy walking distance to a wide range of high-end restaurants, cafés, fresh produce suppliers and specialty retailers.

Come home to the prestige and rich heritage of a suburb that combines a genuine sense of community with stately Boulevards and lush expanses of green open space along the winding curves of the Yarra River.

The Boulevard





A timeless collection of two to four bedroom apartments and townhouses nestled in leafy Ivanhoe East.



Ivanhoe East

A short stroll from the woodland banks of the Yarra and overlooking the exclusive pocket of Ivanhoe Park, The Grounds invites you to immerse yourself in tranquil natural surroundings. Step inside an immaculately designed precinct, over half of which comprises gardens, serene public spaces, and a central landscaped Village Green. Explore a stunning community that sets a new benchmark in residential living, enhances the local streetscape, and reflects the quintessential Ivanhoe East lifestyle.



Townhouses & Apartments

The Grounds is comprised of an exclusive collection of three apartment buildings, each architecturally designed to respond to their revered address; Wilfred, Wamba and The Boulevard.

The Oak Terraces, located off Cedric Street, offers a limited collection of luxurious homes.

Extensive gardens and communal open spaces connect the residents to their generous landscaped surrounds, namely Ivanhoe and Chelsworth Parks.

- 1 Oak Terraces
- 2 Wamba
- 3 Boulevard
- 4 Wilfred





We believe
**LUXURY
LIVES IN
THE FINER
DETAILS.**



Curated by leading design studio Architectus, The Grounds presents a boutique family of dwellings sensitively ensconced in verdant, leafy surroundings.

Employing high quality design principles executed in natural materials, apartments and terraces unite harmoniously while allowing their individual identities to shine through. Carefully crafted to reflect a style of living currently enjoyed by those lucky enough to call Ivanhoe East home, extensive gardens and open communal spaces connect the residences

to a generous, lushly-planted landscape. The three-storey Wamba and Boulevard apartments are finely articulated through accents and vertical detailing. Wilfred invitingly frames the entrance to the Village Green and Oak Terraces' elegant two and three storey townhouses, boldly emphasise depth and character that will endure over time.





ARCHITECTUS

MEET THE TEAM

Architect



Harbord Diggers Redevelopment

Architectus is a leading design studio that brings together the experience of more than 350 architects, interior architects, urban designers and urban planners.

With specialist expertise working across selected industry sectors, Architectus enhances the way people live, learn, work and travel through their integrated and collaborative approach to planning and design.

Architectus' work has been honoured with over 120 awards from the Australian Institute of Architects, the New Zealand Institute of Architects and the Planning Institute of Australia, as well as awards from specialist industry sectors.

“This is very much a landscape led proposal, the sensitivity of the site, its topography and personality determined the scale and rhythm of the buildings with the design of the spaces between, and the connections through the site informing the architectural response.

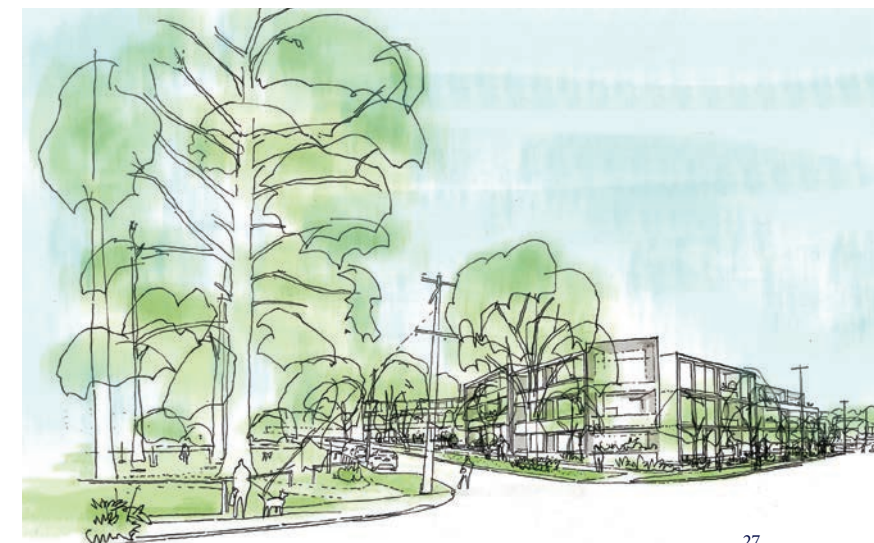
Buildings are afforded access to light and space, and connectivity to the wider street network and community. The proposed materiality is contextual, natural and appropriate, responding to the character and identity of Ivanhoe East.”

Oliver Mayger, Principal, Architectus



Architecture Inspiration — St George's Anglican Church

Architectural drawings of Boulevard Apartments





We believe
**A HOME
BLOSSOMS
IN NATURE.**





Occupying one of Melbourne's most acclaimed green belts, The Grounds' exceptional outdoor amenity is defined by a strong connection with the adjacent Ivanhoe Park. Luxuriant internal planting and the assimilation of several established trees ensures every home is embraced by serene, natural surrounds.

Designed by the award-winning landscape architecture firm ASPECT Studios, the precinct is interwoven with the natural environment at every level, dedicating over half of the land area to leafy outdoor space. Communal courtyards are connected by landscaped pathways through to the central Village Green lawn.

Artist Impression — Boulevard Exterior





ASPECT STUDIOS



Harold Park



Victoria Harbour

“ASPECT’s landscape design for The Grounds has emerged from a deep consideration of the site’s context. Made up of lush community spaces and private pocket gardens, the vision is to enhance the local community.”

Paul Pilcher, Director, ASPECT Studios

Barangaroo Westpac



Barangaroo

MEET THE TEAM

Landscape Architect

ASPECT Studios is an internationally awarded design firm of innovative, brave city-shaping Landscape Architects. With five studios located within Australia and a studio in China, ASPECT Studios are notable and influential city-makers.

Their core design philosophy is to design places of delight where people want to be and places that contribute to the resilience and diversity of the environment.

ASPECT Studios seek out ways to sync and interweave conceptual ideas with

digital technologies, systems and practices that respond to contemporary challenges, with capabilities in parametric modelling, BIM and digital fabrication.





We believe
INTERIORS
ARE A
HOME'S
HEART &
SOUL.





Experience bespoke contemporary living at its finest. Timeless design includes an exquisite range of carefully curated options to create a dream home.

THE
APARTMENTS

Choose magnificent views across Ivanhoe Park or the city. Brimming with abundant natural light, open living incorporates generous outdoor spaces, with ground floor residences featuring private courtyards. Apartments are handsomely finished with hardwood flooring and a choice of colours and finishes, offering ensuite and walk-in robes, or perhaps an additional living room or study. All homes are complete with a host of luxury features, from high quality European kitchen appliances and larder to double glazing and pure wool carpets.



Artist Impression — Apartment Bathroom, Dusk Scheme





Artist Impression — Apartment Bathroom, Dawn Scheme

Step inside lavish three and four bedroom terraces that offer ultimate family living in a spectacular location.

OAK
TERRACES

Stunningly appointed with the natural materiality of stone, timber, warm metals, and earthy textures, each Oak Terrace home features hardwood flooring, full height joinery, and distinctive staircase designs. Balconies and courtyards seamlessly integrate daily living with the natural environment. Layouts are designed across two and three level options in a choice of colour schemes. Kitchens are a home chef's dream with European appliances, natural stone benchtops, and complemented by a larder. Master suites combine pure wool carpets with luxurious dressing rooms.

Artist Impression — Oak Terraces Kitchen, Dusk Scheme







Artist Impression — Oak Terraces Bathroom, Dusk Scheme



We believe
IVANHOE
EAST IS
LOCAL
LIVING AT
ITS FINEST.





IVANHOE EAST

Retail & Leisure

- 1 Ivanhoe East Shopping Precinct
- 2 Ivanhoe East Bowling Club
- 3 Eaglemont Shops
- 4 Ivanhoe Village

Schools

- 5 Ivanhoe East Primary School
- 6 Ivanhoe Grammar School
- 7 Ivanhoe Girls' Grammar School
- 8 Ivanhoe Primary School

Delight in an extraordinary range of outdoor activities in one of metropolitan Melbourne's most extensive networks of parks, reserves and trails.

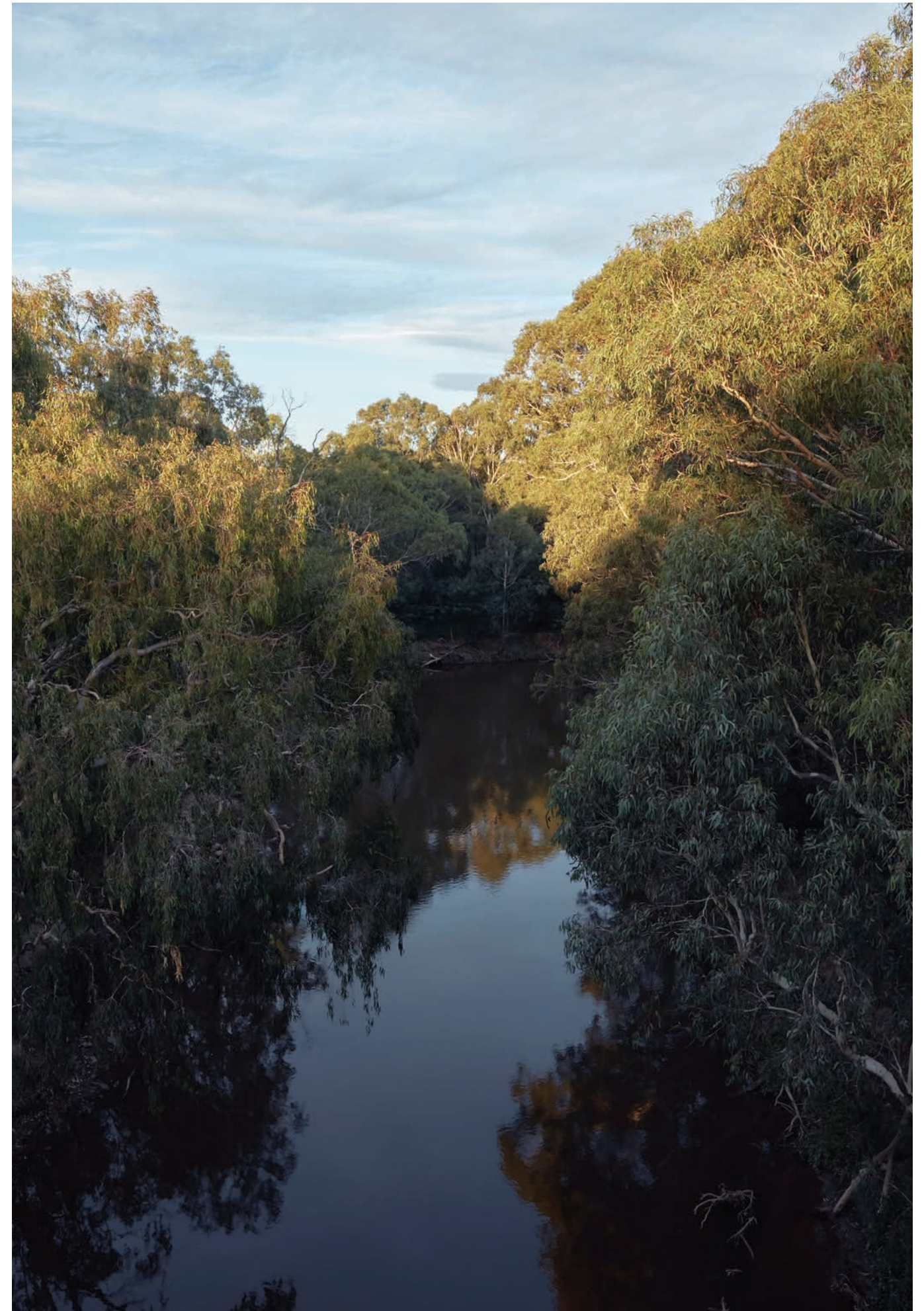
GREEN SPACES



Ivanhoe Park

Ivanhoe Public Golf Course

Right on your doorstep you'll find a children's playground and numerous sports facilities in Ivanhoe Park. Take just a short stroll to Chelsworth Park or Ivanhoe Golf Club, located right around the corner. Check out the birdlife at the Annulus Billabong Sanctuary in Yarra Flats Park or ramble along the 5.8km Wilson Reserve Trail. Schedule a regular exercise session at nearby Ivanhoe Aquatic Centre, Olympic Leisure Banyule or Macleod Recreation & Fitness Centre. The choices are endless.



Yarra River Trail





Heide Museum of Modern Art



Heidelberg Town Hall

COMMUNITY
& CULTURE

Ivanhoe Girls' Grammar School



Enjoy a delicious morning coffee at Pinkie Café, or fine Italian dining at Little Black Pig & Sons. Find everything you need close by – whether in Ivanhoe East Village, or at major hubs Ivanhoe Shopping Centre and Heidelberg Central. Experience a neighbourhood that offers a rich range of opportunities. Select from a number of prestigious schools, including Ivanhoe East Primary, Ivanhoe Grammar and Ivanhoe Girls' Grammar. Take advantage of numerous public transport connections to easily visit neighbouring suburbs such as Kew and Eaglemont.

Share in the truly local atmosphere of the Ivanhoe East Village, with its diverse array of restaurants, cafés and supermarkets just a couple of minutes' walk from your door.



We believe
**HOME IS A
SENSE OF
BELONGING.**



IVANHOE PUBLIC GOLF COURSE

Vasey St, Ivanhoe

MEET THE LOCALS

Kristine Nyblom
Golf Club Manager

Ivanhoe is a lovely setting for golf with beautiful vistas across the course and very friendly customers – most of whom have been regulars for many years. Every day starts at daybreak looking after the members and the general public. Before and after rounds, you can meet fellow players in our café and enjoy homemade food, barista coffee and a range of drinks from the bar. We offer private golf lessons as well as group clinics. There is also a very successful junior tuition program where we teach golf to girls and boys aged between 5 and 16.

Community is very important. Ivanhoe is a leafy, prestigious suburb with ample opportunities for locals to get involved with various groups. It is a lovely community to belong to, with a village atmosphere. Locals love the suburb and the mix of architecture, services, natural beauty and sense of belonging.

I love that it's only 15 minutes from the CBD with easy freeway access! The suburb itself is beautiful and green with magnificent tree-lined streets. The blocks are large with lovely character houses and a diverse range of schools. During the Christmas period, houses along The Boulevard and surrounding streets come alive at night with lights and decorations which draw people from all over Melbourne.





FRENCH BLUE

151 Burgundy St, Heidelberg

MEET THE LOCALS

Rachel Curtin
Florist & Shop Owner

French Blue Flowers opened as a bricks and mortar store in Heidelberg in 2017. Since opening, we have had a fabulous response and grown significantly. We enjoy meeting new people and love the opportunity to build and maintain so many lovely relationships with locals. We always aim to please everyone and feel we fit in well to the local area.

Every second day starts at 2:30am when we travel to the Melbourne wholesale flower markets and select the freshest and most varied produce. On return, we carefully prepare each stem for sale and display. Our experienced, creative florists make up the day's orders, as well as additional bouquets and arrangements. The day is spent assisting customers in store, filling online and phone orders, and answering enquiries for weddings and special events.

On Burgundy Street, we are lucky to have a wonderful Traders Association and a superb group of business owners who look out for each other and are highly supportive. We truly love the feeling of being part of a wonderful community. We see our role as being there for our customers to celebrate their good times and help them through the difficult times.



CANNINGS BUTCHER

Ivanhoe Plaza
Shop 1, 4-12 Livingstone St, Ivanhoe

MEET THE LOCALS

David Robinson
Butcher & Manager

I've been at the Ivanhoe store since it opened in 2016. I've been with Cannings since 2015 and love my job here. Cannings Butcher opened for business seven-and-a-half years ago in a small Hawthorn store. Anything that is online or at the five other stores we can always deliver here for people.

A typical day entails setting up the window first thing, then anything from making sausages to breaking and prepping lamb. First and foremost, serving our customers takes priority. We certainly have and know our regular customers. I know many of them by name, but there are still more that I need to introduce myself to. You never really stop and we love meeting new people.

My personal local favourite is The Centre Ivanhoe, because that's where I had my wedding reception. I grew up in the area, so it seemed the perfect place to celebrate. It was great to be back. I love the community feel of Ivanhoe and regularly attend the events in November. They shut down the streets and put on a fair. It really brings everyone together and you meet people who live in the area. I also like being located in the shopping centre, where you are close to the other retailers. We have a good relationship with the fruit store opposite and the fish store next to us. It creates a friendly vibe to our working day.



ANDREW'S BOOKSHOP

183 Upper Heidelberg Rd, Ivanhoe

MEET THE LOCALS

Andrew Bell
Store Owner

Andreas, Book Seller

Andrew's Bookshop first opened in 1983 so I've been in Ivanhoe a long time – nearly 35 years now! I love the village atmosphere of the shopping strip and the close community connections. A few of our staff went to Ivanhoe East Primary when they were younger and have fond memories of the school and area.

At Andrew's Bookshop, we pride ourselves on providing excellent customer service. As I write this, a customer by the name of Norm has come into the shop; I first sold books to Norm in 1979 at La Trobe University market when he was a lecturer! We value our relationships with regular customers greatly and make an effort to get to know them.

We recently heard back from a couple who visited from France and stayed in Ivanhoe while they were here. They remarked on what they referred to as excellent customer service and attention they had received while shopping with us. Naturally, we were pleased to hear that they appreciated our service. We are certain that our local customers share the same sentiment. Since we first opened, the Ivanhoe community has been very supportive and we believe it adds value having a true bookshop in Upper Heidelberg Road.



PINKIE

1-3 Westley Ave, Ivanhoe



MEET THE LOCALS

Diana & Dominic Caruso
Café Owners

Every day is different and we love that about a café environment. We have fun and make sure the customers' experience is always put first. We believe you need to love what you do and we can honestly say all our team have a passion for what they do. It's more than a coffee shop. It's an experience that we try to create every time you enter the doors.

We opened Pinkie in November 2017. We had a wonderful response and were welcomed into the community from the

outset. We have regulars every single day, especially from the apartments above. We love that. It's a very welcoming atmosphere and our staff are extremely accommodating. We strive to make all our guests feel like they are at home.

Ivanhoe East is a very charming suburb. The amount of greenery and parkland makes you feel you're somewhere in the hills but in fact you're only 15 minutes from the city – and it's well-served by public transport. Compared to other

suburbs, the small community feel is what stands out for us.

The notion of building a community has always been at the heart of what we believe – creating a third platform, if you like, a home away from home and work. You really can't build and sustain a business without building and sustaining a strong community willing to stand behind you. That is the backbone of any strong growing business and we nurture that belief everyday.



Pinkie Café



JWLAND

MEET THE TEAM

Developer



Founders Lane, ACT

The Ridge, Watson ACT



JWLand is an Australian property development company. It is a significant participant in the residential property industry, particularly in Canberra, where its headquarters are located and in Melbourne. JWLand's greatest strength is the extensive experience and specialist expertise of internal teams, including in-house development, design, sales and project marketing departments.



Founders Lane, ACT

By leveraging global networks, resources and thinking, JWLand provides leadership in commercial, retail and residential property development, responding to Australia's changing housing and infrastructure needs, and creating quality residential and commercial buildings that provide lasting value.

JWLand sets the highest standards for quality and a vision to create inspiring, life-enriching spaces for future residents, visitors and the broader community. JWLand's directors and management team bring together decades of experience, spanning a range of sectors, including development, construction, real estate, asset management, marketing and sales.





thegroundsivanhoeeast.com.au

JWLAND

architectus™

ASPECT Studios®

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