



# P R O S P E R

A community built for growth.

Townhomes, Wollert by

**ereana.**



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# **3A CHENIN STREET, WOLLERT VICTORIA**

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# COME HOME TO PROSPER





Chenin Street

Montbelliard Road

Kakadu  
Playground  
& Park

Verdon Drive

Rouge Avenue

# PROPOSED CHILDCARE BY OREANA

- LOT 35 TYPE 1A
- LOT 34 TYPE 2A
- LOT 33 TYPE 3A (m)
- LOT 32 TYPE 3B (m)
- LOT 31 TYPE 3B
- LOT 30 TYPE 3A
- LOT 29 TYPE 3A (m)
- LOT 28 TYPE 3B (m)
- LOT 27 TYPE 3A (m)
- LOT 26 TYPE 4A

- LOT 25 TYPE 3A
- LOT 24 TYPE 3A (m)
- LOT 23 TYPE 3C
- LOT 22 TYPE 3C (m)
- LOT 21 TYPE 3A
- LOT 20 TYPE 3A (m)
- LOT 19 TYPE 5A

- LOT 08 TYPE 3A
- LOT 09 TYPE 3C (m)
- LOT 10 TYPE 3A
- LOT 11 TYPE 3C (m)
- LOT 12 TYPE 3C
- LOT 13 TYPE 3A (m)
- LOT 14 TYPE 3A
- LOT 15 TYPE 3C (m)
- LOT 16 TYPE 3C
- LOT 17 TYPE 3A (m)
- LOT 18 TYPE 6A



(m) = Mirror

Masterplan was produced prior to commencement of construction and is subject to change. The information, imagery, and artistic impression are intended as a guide and are not to be relied upon as a representation of the final product.



FUTURE AMENITY

-  Prosper - Townhomes Wollert
-  Shopping/Retail
-  School
-  Sports Reserve
-  Health

SHOPS / FOOD / RETAIL

- 1 Bluestone Kitchen
- 2 Retail Shops
- 3 Convenience Store
- 4 Coles
- 5 Wollert McDonalds
- 6 Woolworths
- 7 Coles/Foodworks
- 8 Pacific Epping
- 9 Shopping Centre
- 10 Dalton Village

PARKS / RECREATION

- 11 Craigieburn Grasslands
- 12 Stoneyfield Park
- 13 Epping Soccer Stadium
- 14 Maserati Park
- 15 Epping Recreational Reserve
- 16 Duffy Street Reserve

SCHOOLS / EDUCATION

- 17 Al Siraat College
- 18 Epping Views Primary
- 19 Epping Kids Early Learning Centre
- 20 Epping Primary
- 21 Epping Secondary
- 22 St Peter's Primary
- 23 St Monica's College
- 24 Epping Primary (Greenbrook)
- 25 Melbourne Polytechnic
- 26 Lalor North Secondary

HEALTH / EMERGENCY

- 27 Lyndarum Family Clinic
- 28 Epping Aged Care
- 29 Epping Medical Centre
- 30 McDonalds Road Medical Centre
- 31 Epping Police Station
- 32 Epping Family Medical Centre
- 33 Northern Hospital

**PERFECTLY POSITIONED  
WITH A TRUE SENSE  
OF CONVENIENCE**







Adjacent Park



Central Location



# A CENTRAL HUB OF PROSPERITY AND CONNECTIVITY

Discover the epitome of central living at Prosper. Located in the heart of Wollert, Prosper is strategically positioned for a life of ease and convenience. With seamless access to green space, education, retail, public transport and freeways, residents can effortlessly navigate the vibrant energy of

Melbourne, fostering a lifestyle where urban living and a life of harmony intertwine.

The adjacent park not only provides a serene escape but symbolises the flourishing growth that defines Wollert, making Prosper a sound investment.





# A COMMUNITY BUILT FOR GROWTH

Prosper isn't just a collection of townhomes; it's a community designed for prosperity in every aspect of life. Comprising of 28 meticulously crafted townhomes, Prosper embodies a harmonious blend of comfort and functionality.

What sets Prosper apart is the inclusion of a childcare facility, Aspire Early Education and Kindergarten nurturing the potential of our community's youngest members.







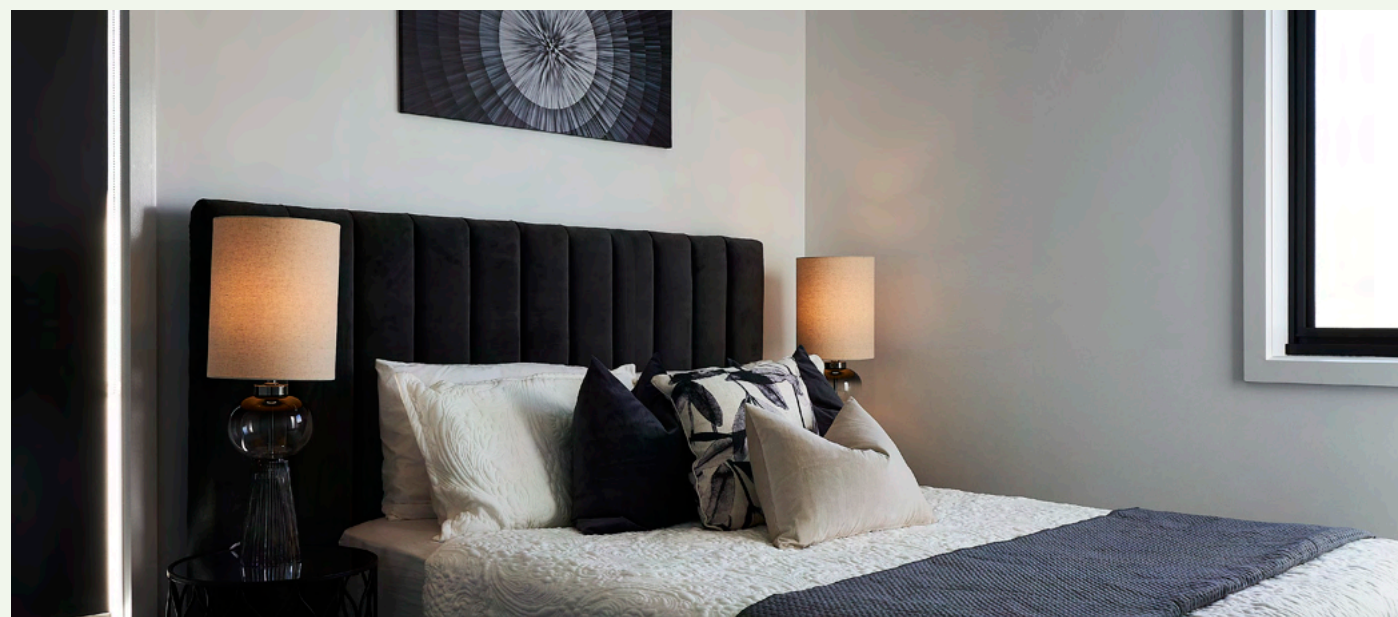




Ensuite

Kitchen

# DISCOVER REFINED LIVING



Bedroom



Bedroom

Prosper, Wollert has been carefully curated to optimise space, includes timeless interiors, and durable craftsmanship. The interiors are a masterclass in spatial intelligence, utilising storage solutions and an open floor plan to create an atmosphere of openness and tranquility.

Oreana's signature touches, from custom-built cabinetry to thoughtfully selected lighting fixtures, add a touch of homeliness that transforms each townhome into a haven where life unfolds effortlessly.



# INVESTMENT INSIGHTS: WOLLERT'S PATH TO PROSPERITY



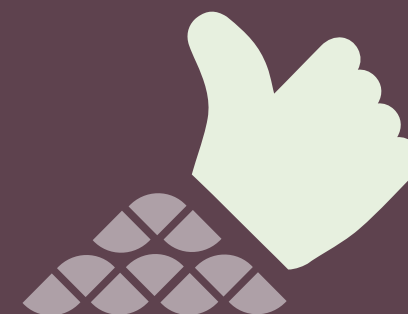
**RENTAL  
GROWTH** **6.8%**

In Q3 2023, the northern precinct, including Wollert, showcased a remarkable 6.8% increase in prime rental growth, marking the highest surge among all Melbourne precincts (JLL).



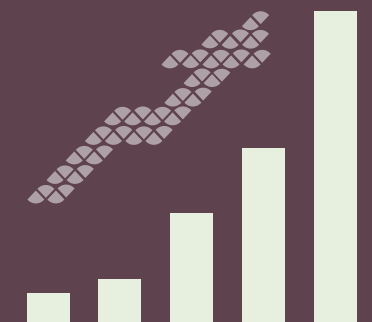
**VACANCY RATES  
AT RECORD LOWS** **1.1%**

The industrial vacancy rate in Melbourne remains at a record low of 1.1%, according to CBRE. This scarcity of available space is a driving force behind the rental growth, emphasising the sustained demand for properties in the region.



**MARKET GROWTH  
AND STABILITY** **33%**

Cushman & Wakefield's Q2 market stats reveal a robust market with a 33% YoY increase in average net face rents, a 94 BPS YoY increase in average yields, and a more than 5% YoY increase in building capital values. These statistics underscore the overall growth and stability of the Melbourne industrial market, offering a solid foundation for strategic investment decisions.



**GROSS TAKE-UP  
SURGE** **15%**

The northern precinct, including Wollert, comprised a significant 15% of gross take-up across Melbourne in Q3 2023 (JLL). This surge in demand indicates a thriving market, providing investors with a unique opportunity to capitalise on the ongoing supply shortage and potentially achieve higher rental income.

In the dynamic landscape of Wollert, prospective investors are presented with a prime opportunity for growth. Just 38 minutes, or 27km from the CBD, and a mere 10-minute drive to Epping,

Mernda and Donnybrook, the strategic location of Prosper offers a promising investment destination characterised by low vacancy rates and a strategic land value proposition.





# CREATING BETTER FUTURES

**YOUR DEVELOPER**  **oreana.group**

Oreana Group is a diversified property, investment and financial services group with a growing presence spanning the APAC region. Our business is based on creating meaningful synergies that lead to a better future for our customers, our people, our partners and our communities.

With over 20 years' experience, we have built our strong track record through a focus on execution and quality, agility and accountability and a unique talent for identifying growth opportunities.

Within our development division, we have set out to deliver developments that enrich the lives of those who live and work in them.

We create community hubs by identifying specific community needs and delivering amenity that caters to these, be it childcare centres, swim schools, medical centres or retail outlets. Further, we deliver high-quality housing, ultimately creating neighbourhoods that are places people want to call home.



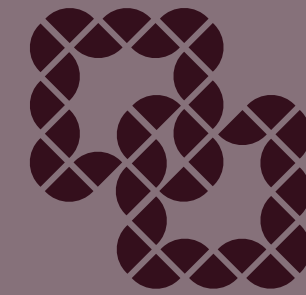
**KALLO TOWN CENTRE**



**CHILDCARE SINCLAIRS ROAD, DEANSIDE**

Artist's impression was produced prior to commencement of construction and is subject to change. The information, imagery, and artist's impression depicting landscaping, fencing and exteriors are intended as a guide and are not to be relied upon as a representation of the final product.





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**DISCLAIMER:** \*Purchasers must carefully review the plans and specifications within the contract of sale prior to purchase. The information, images, plans and artist's impressions used in this brochure are indicative only and may depict fixtures, finishes, features, furnishings and landscaping not included.

This brochure was completed prior to completion of the design and construction of the project therefore development details and timing are subject to change. VIC Builder's Licence CBD-U 58278.

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