



THRIVE  
TOWNHOMES

99 OLD WARRANDYTE ROAD  
DONVALE



## YOUR IDEAL LIFE AWAITS

Architecturally designed, breathtakingly bespoke and surprisingly spacious.

Unique to Donvale, Thrive offers the perfect blend of city convenience and serene country living. Featuring oversized gardens behind every residence and nature reserves at your backdoor, Thrive is also home to leading schools, popular shopping precincts and public transport options.

With only 11 townhouses available, this is a rare opportunity for you and your family to grow, flourish... and thrive.

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Artist Impression

FROM THE DEVELOPER



Wonder Property is thrilled to finally present Thrive – our most exciting project yet. Individually designed with growing families in mind, Thrive is the first and only of its kind in Donvale.

An epicentre of community and family living, Donvale was the optimal location to bring this remarkable development to life.

From larger than life gardens to oversized bedrooms and living areas, we have meticulously created a boutique luxury development unlike any other.

With exceptional schools, shopping, parklands and transport in easy reach, Thrive offers a spectacular opportunity to elevate your life – in the suburb you love.

Welcome to Thrive. Welcome home.

FROM THE ARCHITECT

martino leah

Blending contemporary forms with natural materials, our vision for Thrive was to create comfortable, modern living spaces that reflect its rural bush setting.

We achieved this by complementing soft timber materials with natural red brick, while retaining as many of the surrounding trees as possible. We also paid tribute to the architectural style of the neighbouring residences throughout our design.

Space guided the design philosophy for Thrive, featuring atypically generous back gardens, oversized rooms and flexible living areas. This translates into warm, open, light-filled spaces that feel just like a family home should.

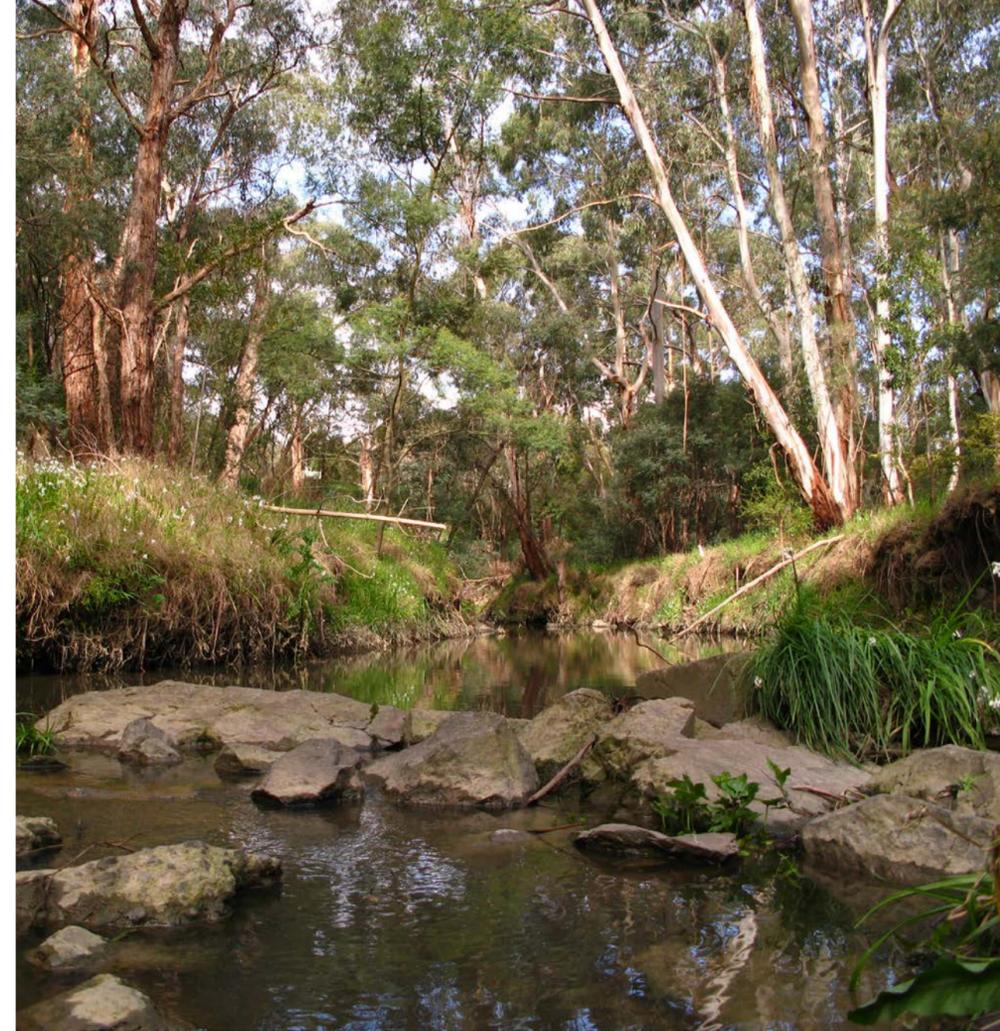
A boutique development with only 11 townhouses, Thrive also uniquely offers four 'mini communities' within. Seamless cohesion at its very best, all four clusters boast their own exclusive aspect and identity.

It was an honour to lead the design of this exceptional development. We are confident that every family lucky enough to live here will thrive in its practicality and beauty.

*Wonder Property*

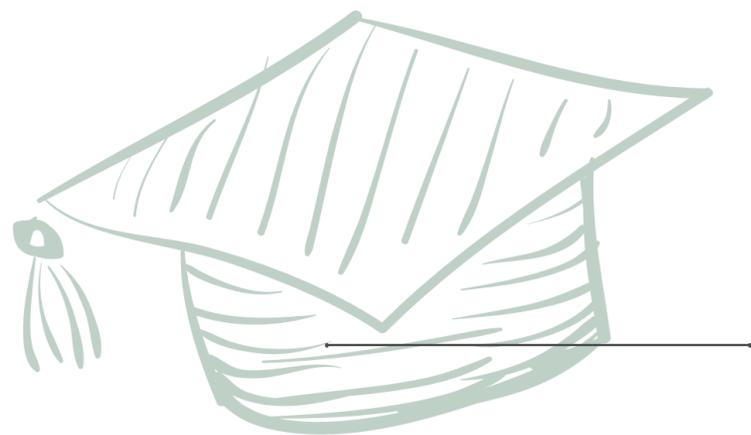
*Martino Leah*





# NESTLED AMONG NATURE

Home to Melbourne's charming Mullum Mullum Creek and a wealth of leafy parkland, Thrive Townhomes are your very own hidden oasis – fused with true lifestyle convenience. With so many amenities in walking distance, you'll get to inhale Donvale's fresh crisp air every day of the week. That's the little piece of paradise we promise.



## QUALITY EDUCATION

Give your children the freedom to thrive in the quality learning environments they deserve. Thrive Townhomes are surrounded by an abundance of excellent education options. You'll be spoilt for choice.

With two of Melbourne's most highly regarded schools, Carey Baptist Grammar School and East Doncaster Secondary College, within easy reach, connecting with likeminded families has never been easier. Step into a better life, as you build your children a brighter future.



Education

Parks

Shopping

Transport





Artist Impression

## SPACIOUS AND SUBLIME

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With lush oversized gardens and an abundance of space in every room, Thrive defies the norm on all fronts. Designed for growing, active families, Thrive also promises all the sophistication and style you could wish for. All 11 townhouses are architecturally designed and completely bespoke – giving you the exciting opportunity to reimagine your home to perfection.

Space to dream. Space to breathe. Space to thrive.



Artist Impression

## SWEET DREAMS

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Spacious and sophisticated, your home's dreamy master suite is the perfect private sanctuary to enjoy a blissful night's sleep. Featuring a generous walk-in-robe and grand ensuite – plus an oversized window to attract natural light – there's no better way to start your day.



Artist Impression

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## LUXURY AT ITS FINEST

Complementing sleek stone with natural timber, the bathroom embodies simplicity and elegance. With a spacious shower area and premium tapware, fixtures and finishes throughout, we promise optimum functional ease – and luxury.



Artist Impression

# LIGHT SCHEME



**Joinery Veneer**  
Kitchen & Bathroom



**Timber Flooring**



**Splashback**  
Kitchen



**Tapware**



**Reconstituted Stone**  
Kitchen & Bathroom



# DARK SCHEME



**Joinery Veneer**  
Kitchen & Bathroom



**Timber Flooring**



**Splashback**  
Kitchen



**Tapware**



**Reconstituted Stone**  
Kitchen & Bathroom



Artist Impression

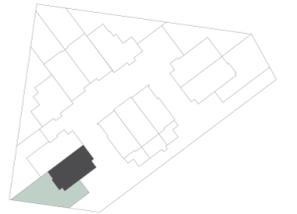


OLD WARRANDYTE ROAD

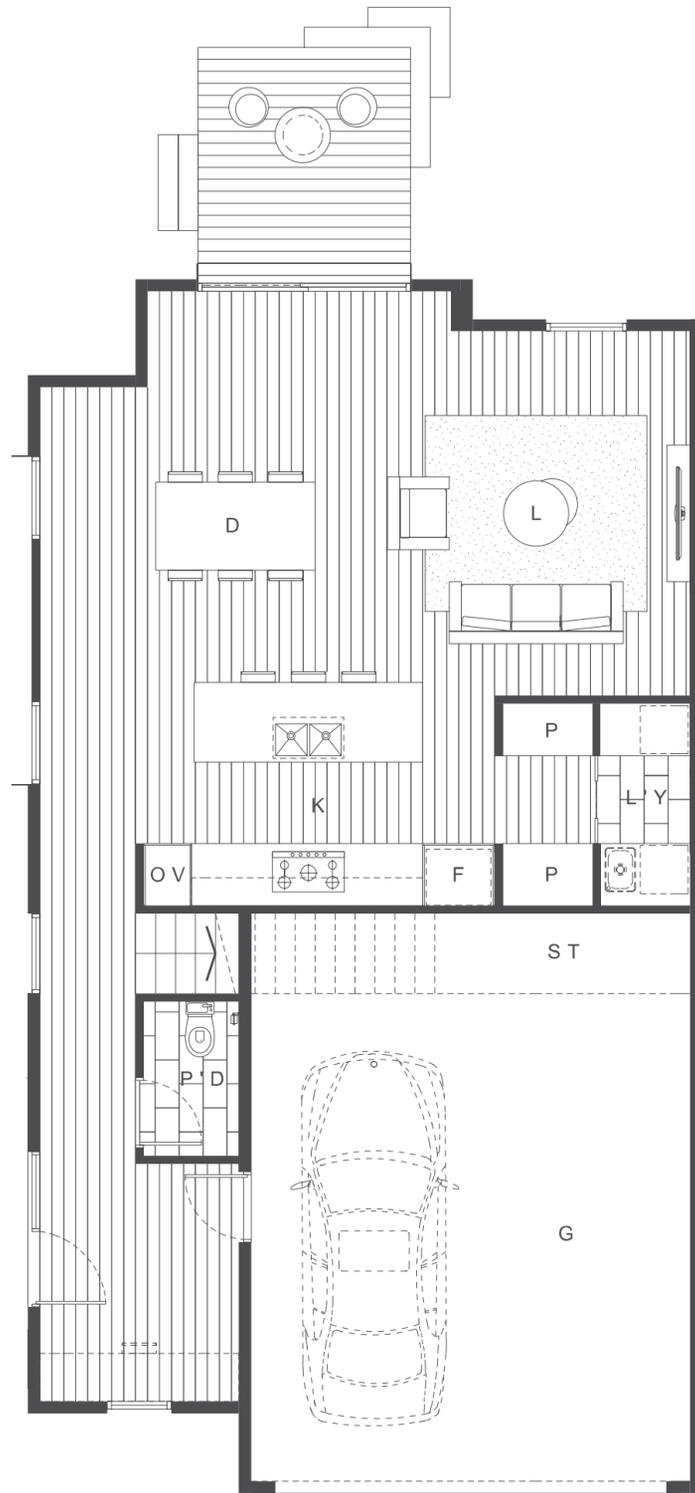


01

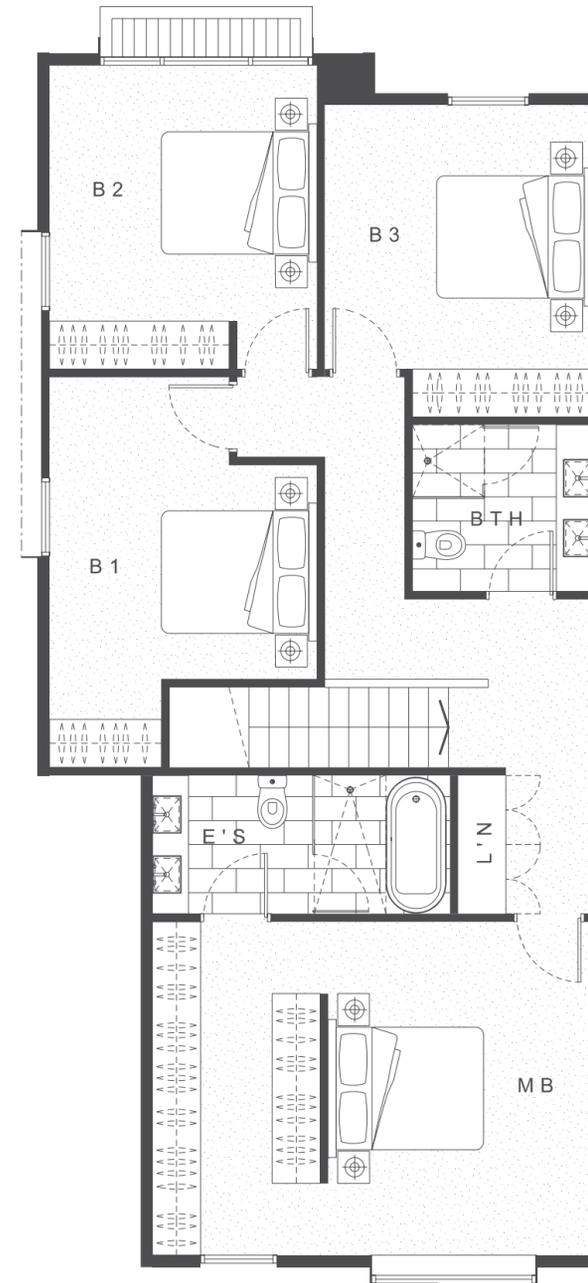
<b>Bedrooms</b>	4
<b>Bath/WC</b>	3
<b>Ground Floor</b>	79.7 m <sup>2</sup>
<b>First Floor</b>	97.9 m <sup>2</sup>
<b>Garage / Storage</b>	41.2 m <sup>2</sup>
<b>Garden</b>	150.7 m <sup>2</sup>
<b>Lot Size</b>	<b>287 m<sup>2</sup></b>



<b>B</b>	Bedroom
<b>D</b>	Dining Room
<b>L</b>	Living Room
<b>K</b>	Kitchen
<b>P</b>	Pantry
<b>F</b>	Fridge
<b>G</b>	Garage
<b>OV</b>	Oven
<b>ST</b>	Storage
<b>MB</b>	Master Bedroom
<b>L'Y</b>	Laundry
<b>E'S</b>	Ensuite
<b>L'N</b>	Linen Cupboard
<b>P'D</b>	Powder Room
<b>BTH</b>	Bathroom
<b>BBQ</b>	Barbeque



GROUND FLOOR



FIRST FLOOR

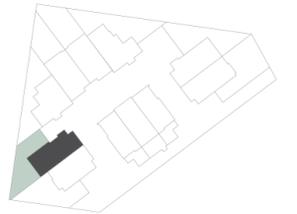


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02

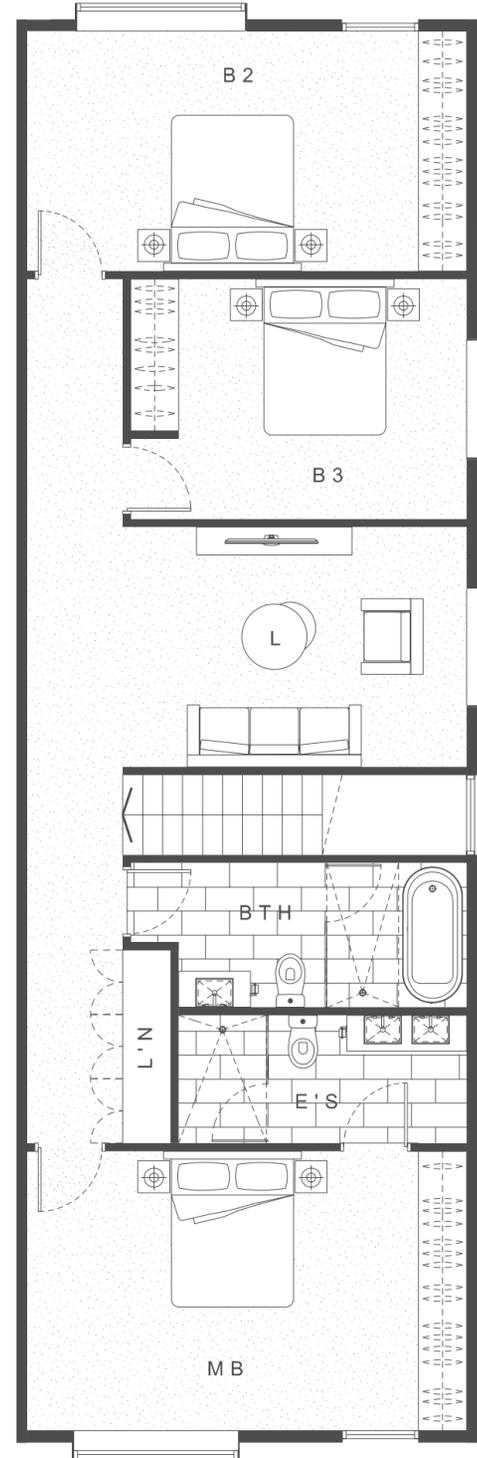
<b>Bedrooms</b>	4
<b>Bath/WC</b>	4
<b>Ground Floor</b>	88.4 m <sup>2</sup>
<b>First Floor</b>	104.1 m <sup>2</sup>
<b>Garage / Storage</b>	39.1 m <sup>2</sup>
<b>Garden</b>	132.1 m <sup>2</sup>
<b>Lot Size</b>	<b>269 m<sup>2</sup></b>



<b>B</b>	Bedroom
<b>D</b>	Dining Room
<b>L</b>	Living Room
<b>K</b>	Kitchen
<b>P</b>	Pantry
<b>F</b>	Fridge
<b>G</b>	Garage
<b>OV</b>	Oven
<b>ST</b>	Storage
<b>MB</b>	Master Bedroom
<b>L'Y</b>	Laundry
<b>E'S</b>	Ensuite
<b>L'N</b>	Linen Cupboard
<b>P'D</b>	Powder Room
<b>BTH</b>	Bathroom
<b>BBQ</b>	Barbeque



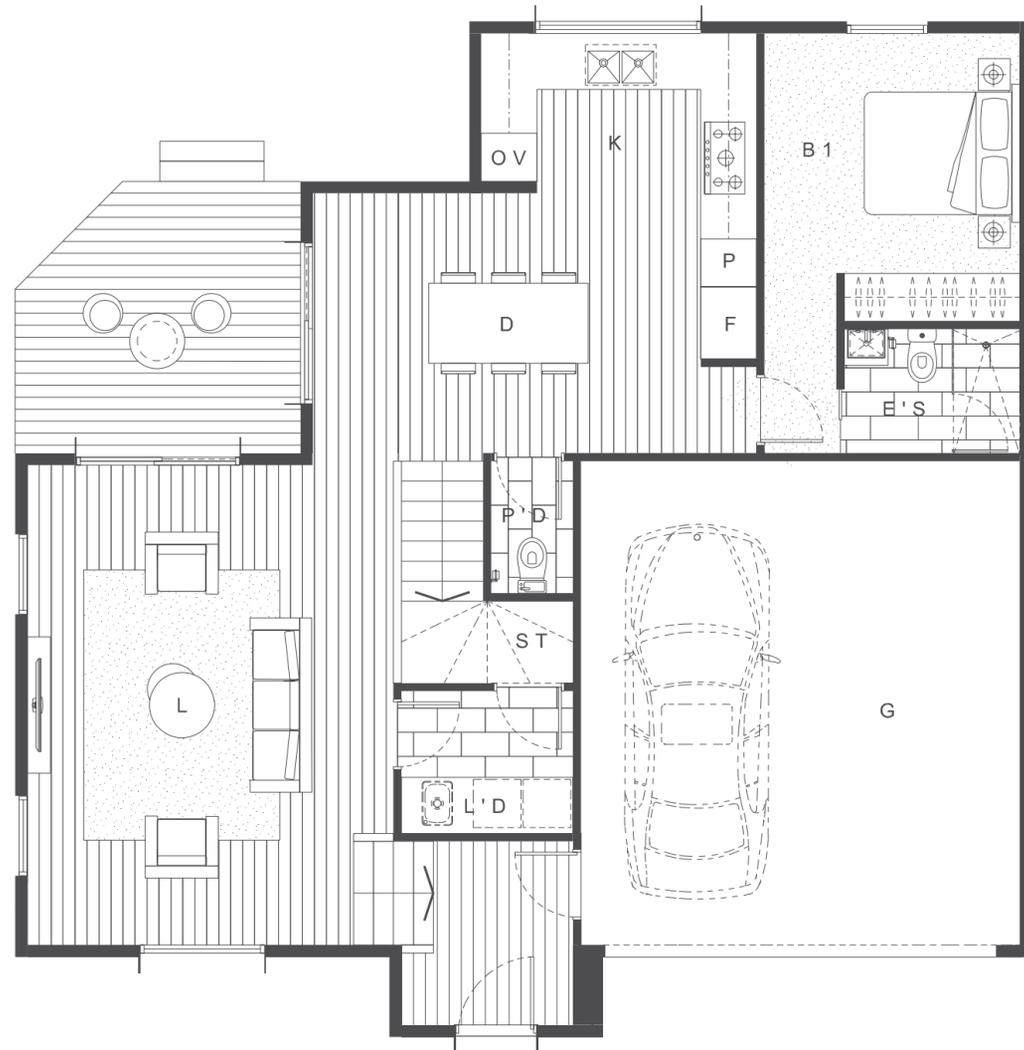
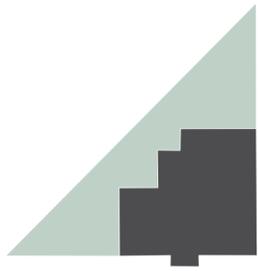
GROUND FLOOR



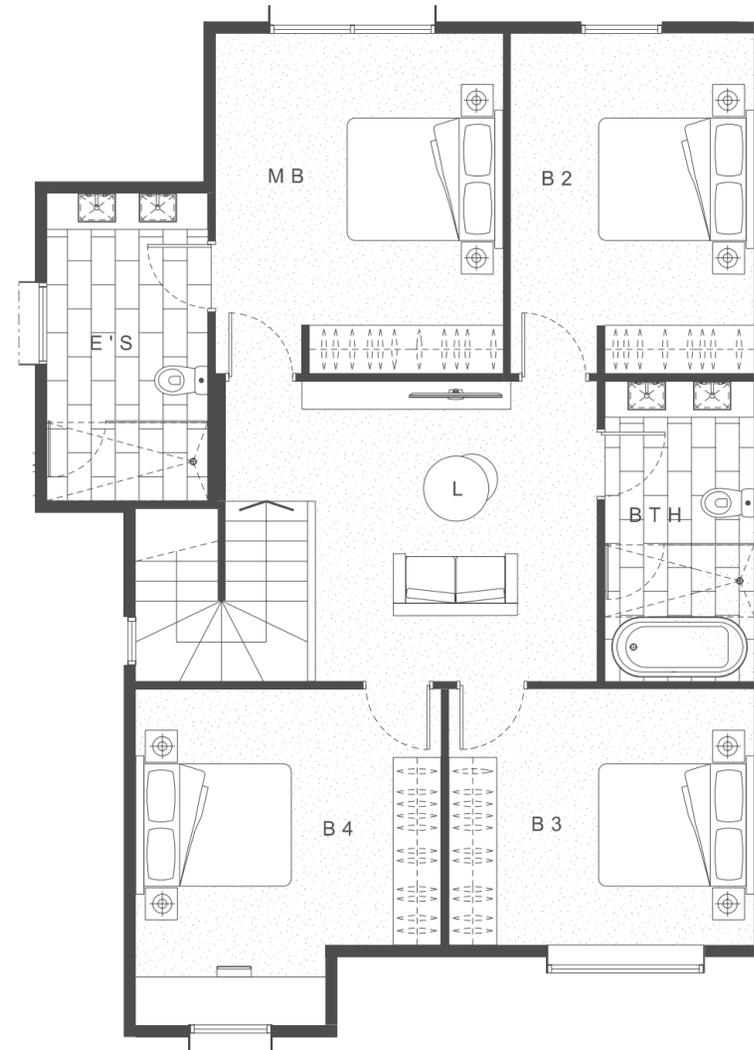
FIRST FLOOR



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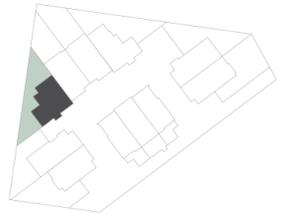


GROUND FLOOR



FIRST FLOOR

Bedrooms	5
Bath/WC	4
Ground Floor	91.5 m <sup>2</sup>
First Floor	99.2 m <sup>2</sup>
Garage / Storage	35.6 m <sup>2</sup>
Garden	146.3 m <sup>2</sup>
Lot Size	285 m <sup>2</sup>



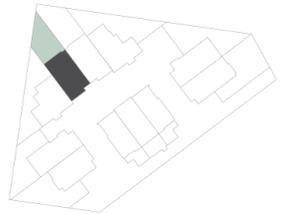
B	Bedroom
D	Dining Room
L	Living Room
K	Kitchen
P	Pantry
F	Fridge
G	Garage
OV	Oven
ST	Storage
MB	Master Bedroom
L'Y	Laundry
E'S	Ensuite
L'N	Linen Cupboard
P'D	Powder Room
BTH	Bathroom
BBQ	Barbeque



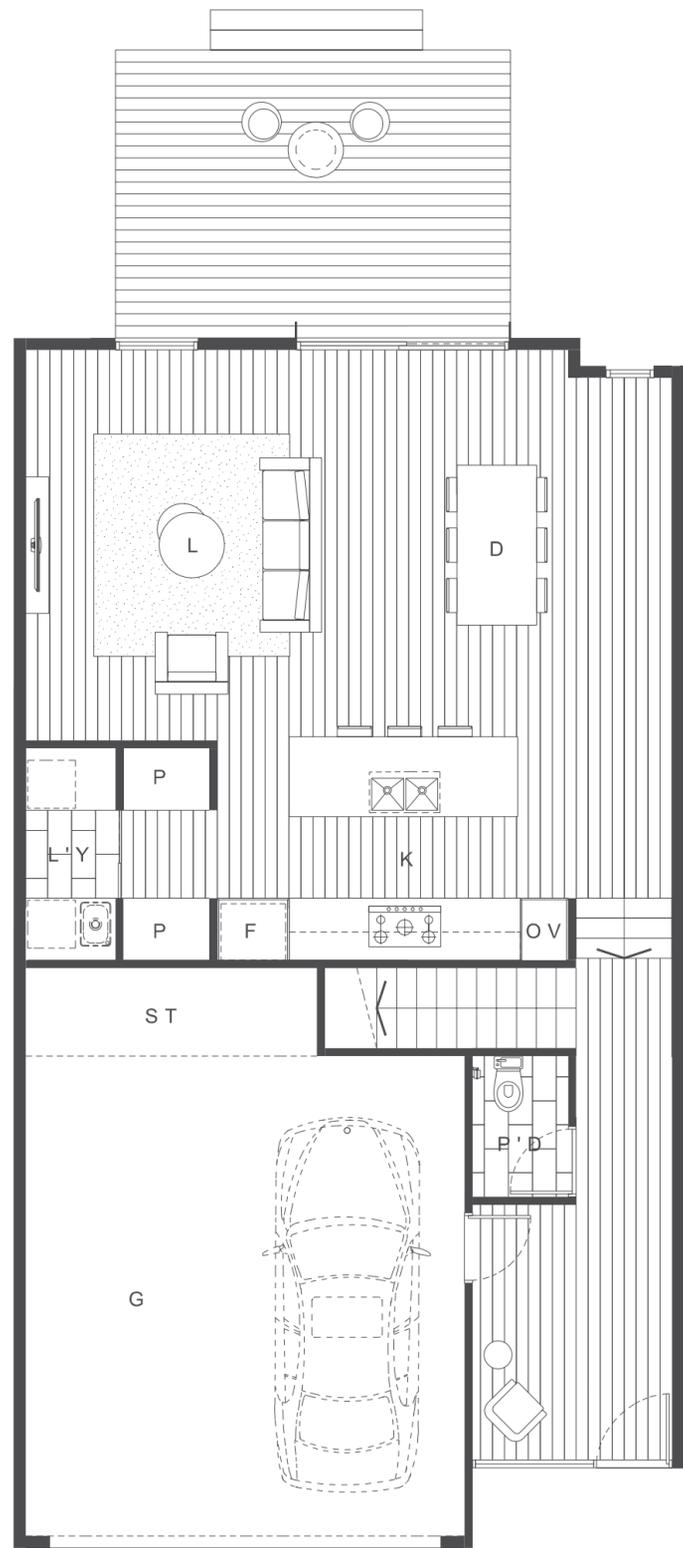
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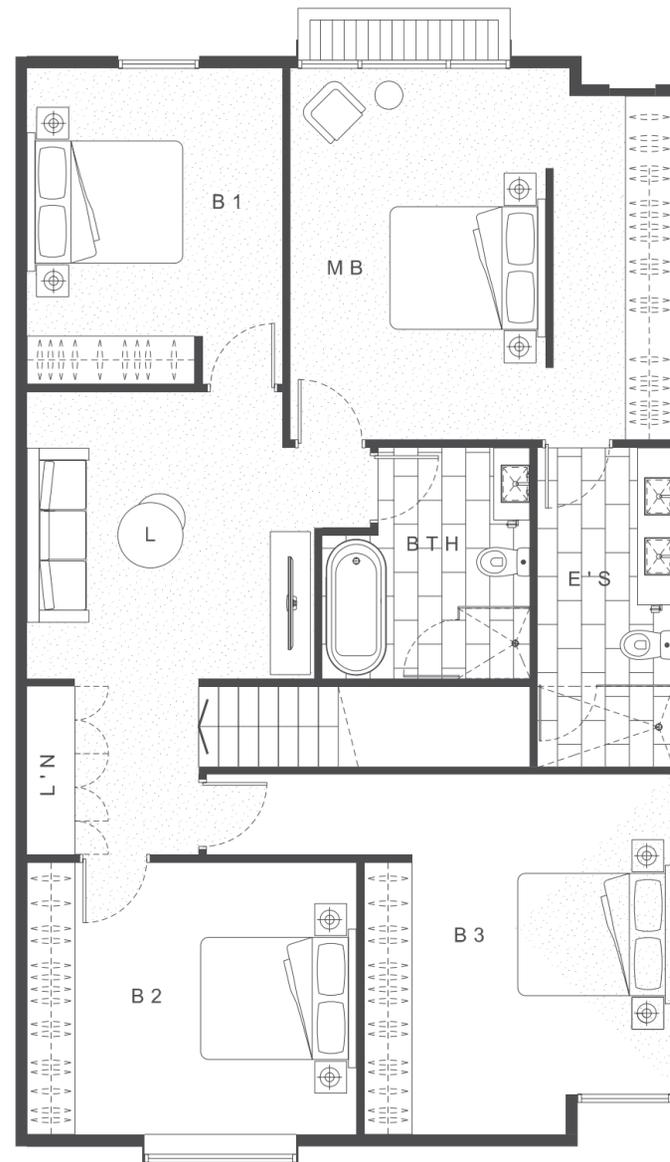
<b>Bedrooms</b>	4
<b>Bath/WC</b>	3
<b>Ground Floor</b>	83.8 m <sup>2</sup>
<b>First Floor</b>	113.2 m <sup>2</sup>
<b>Garage / Storage</b>	39.6 m <sup>2</sup>
<b>Garden</b>	96.7 m <sup>2</sup>
<b>Lot Size</b>	225 m <sup>2</sup>



<b>B</b>	Bedroom
<b>D</b>	Dining Room
<b>L</b>	Living Room
<b>K</b>	Kitchen
<b>P</b>	Pantry
<b>F</b>	Fridge
<b>G</b>	Garage
<b>OV</b>	Oven
<b>ST</b>	Storage
<b>MB</b>	Master Bedroom
<b>L'Y</b>	Laundry
<b>E'S</b>	Ensuite
<b>L'N</b>	Linen Cupboard
<b>P'D</b>	Powder Room
<b>BTH</b>	Bathroom
<b>BBQ</b>	Barbeque



GROUND FLOOR



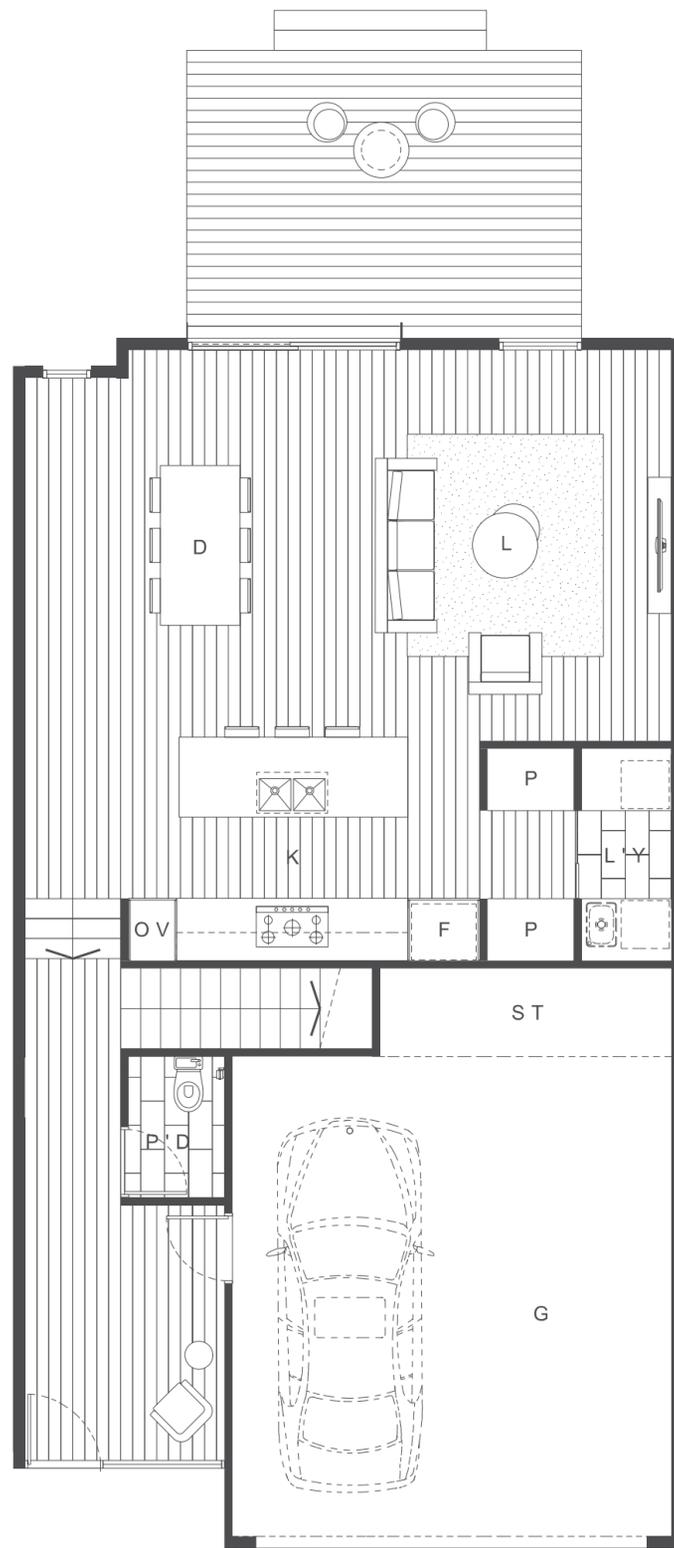
FIRST FLOOR



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05

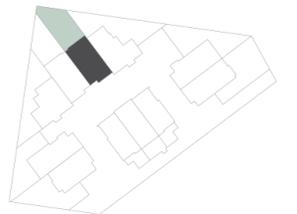


GROUND FLOOR



FIRST FLOOR

Bedrooms	4
Bath/WC	3
Ground Floor	83.8 m <sup>2</sup>
First Floor	113.2 m <sup>2</sup>
Garage / Storage	39.6 m <sup>2</sup>
Garden	121.1 m <sup>2</sup>
Lot Size	249 m <sup>2</sup>



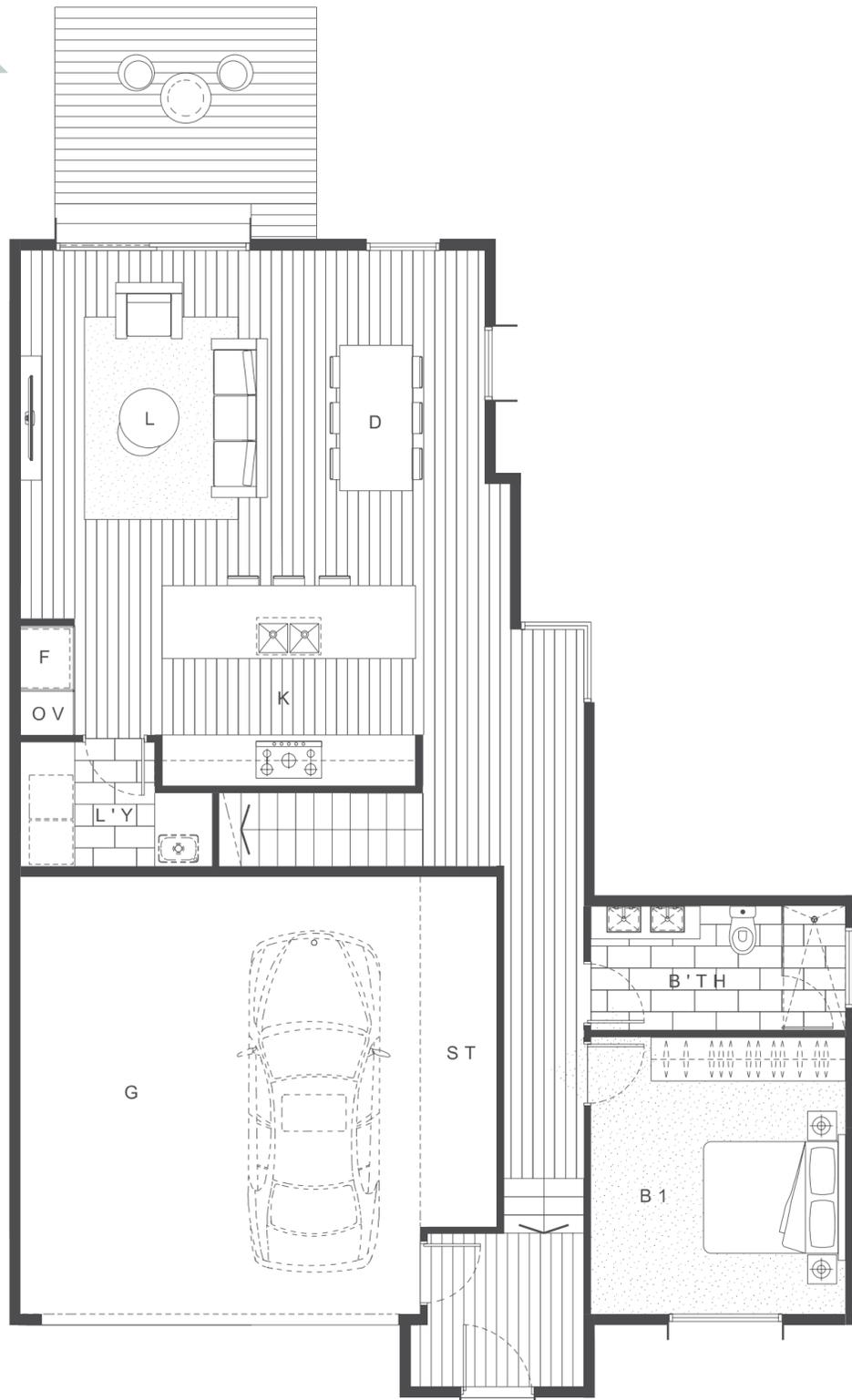
B	Bedroom
D	Dining Room
L	Living Room
K	Kitchen
P	Pantry
F	Fridge
G	Garage
OV	Oven
ST	Storage
MB	Master Bedroom
L'Y	Laundry
E'S	Ensuite
L'N	Linen Cupboard
P'D	Powder Room
BTH	Bathroom
BBQ	Barbeque



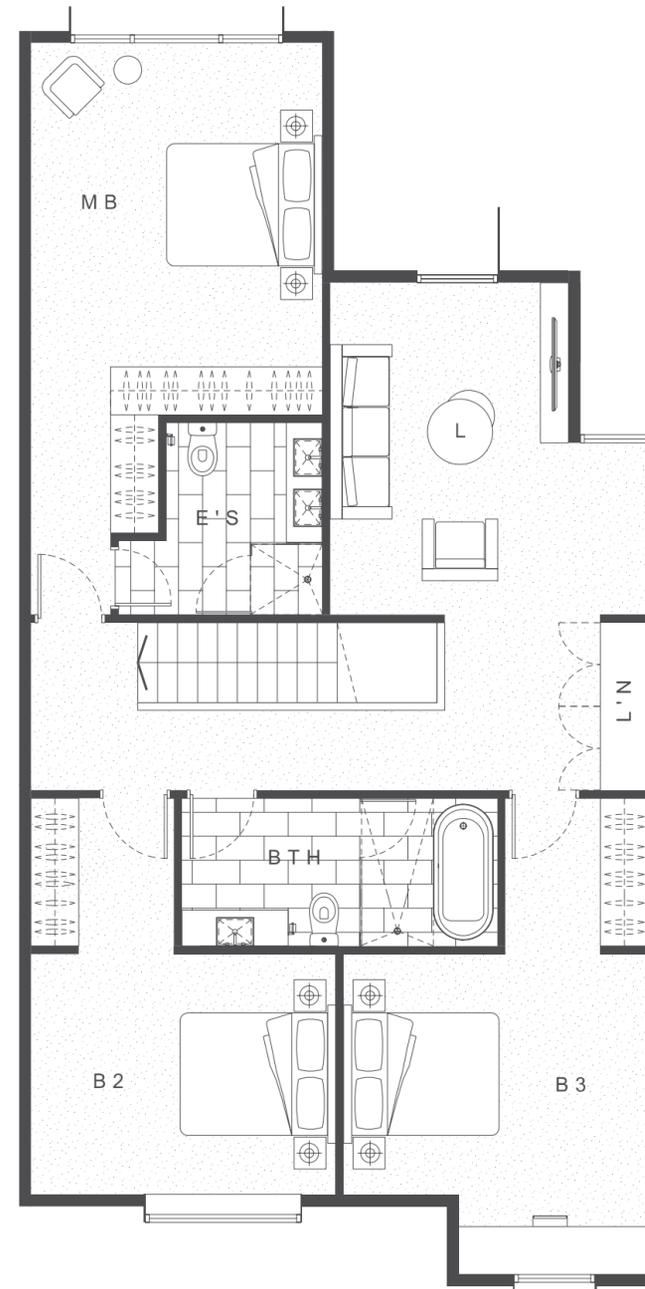
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06

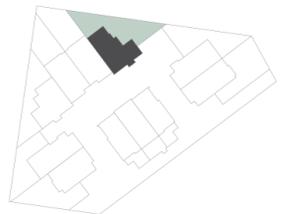


GROUND FLOOR



FIRST FLOOR

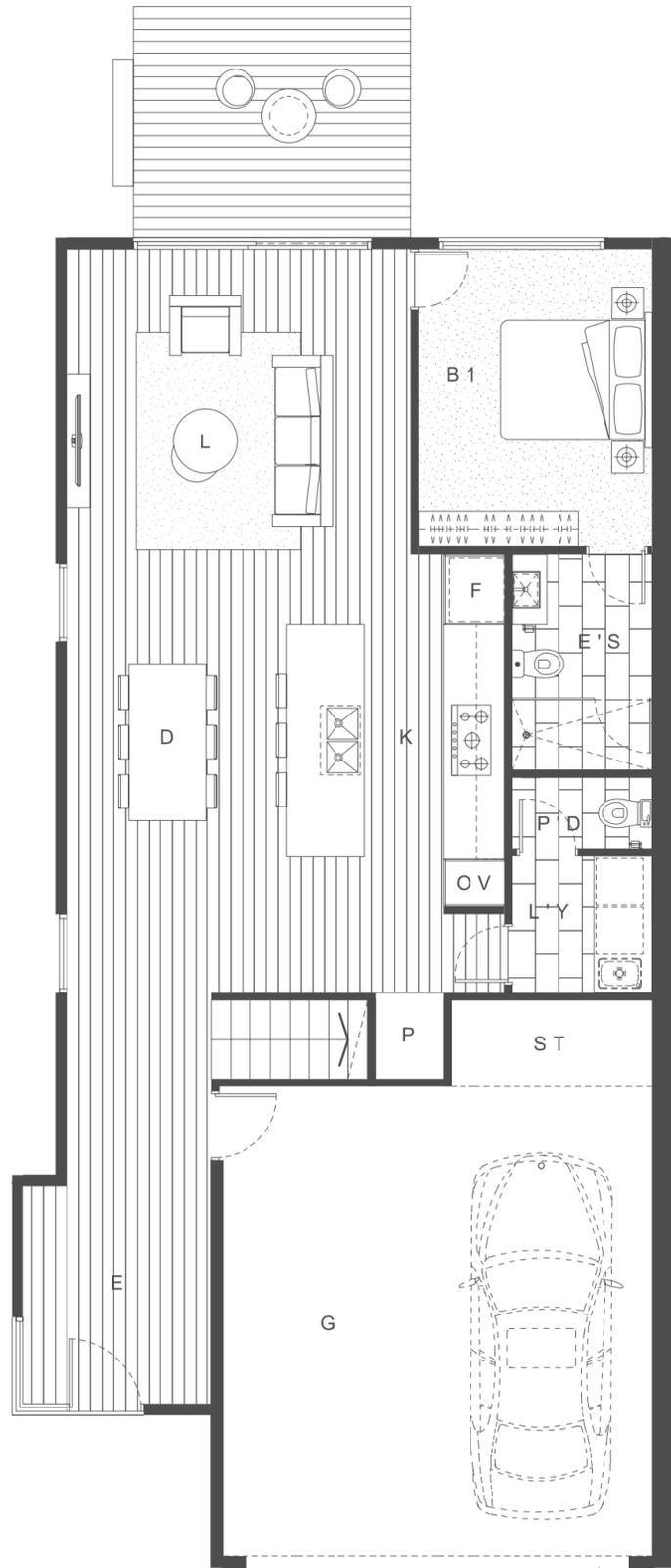
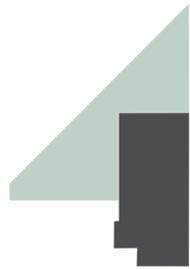
Bedrooms	4
Bath/WC	3
Ground Floor	95.8 m <sup>2</sup>
First Floor	100.2 m <sup>2</sup>
Garage / Storage	40.6 m <sup>2</sup>
Garden	177.7 m <sup>2</sup>
Lot Size	324 m <sup>2</sup>



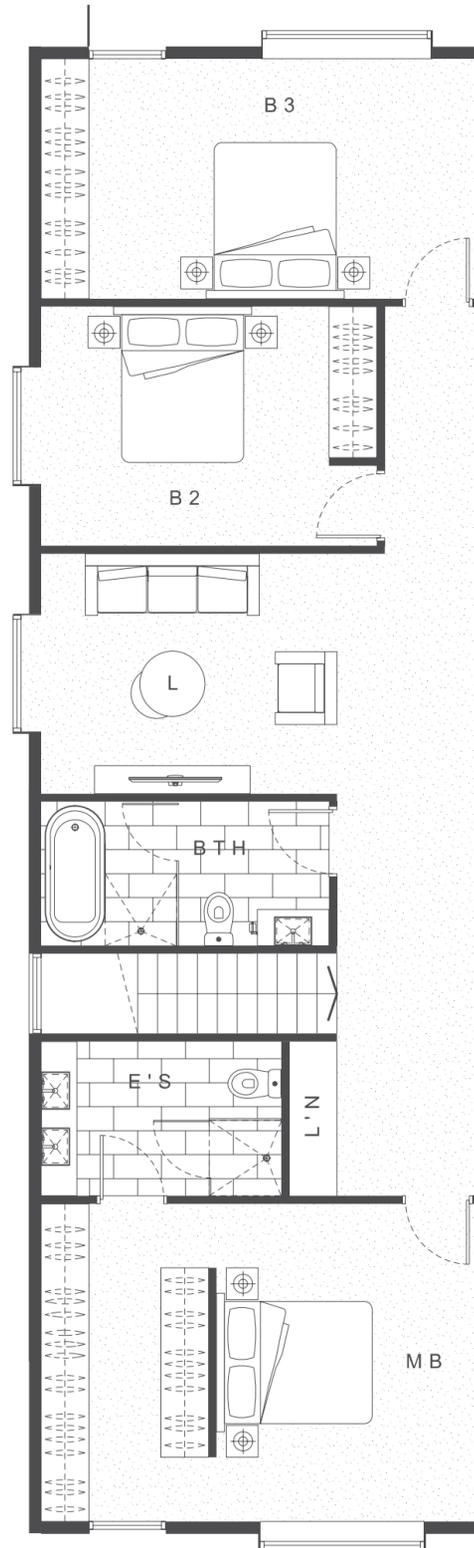
- B Bedroom
- D Dining Room
- L Living Room
- K Kitchen
- P Pantry
- F Fridge
- G Garage
- OV Oven
- ST Storage
- MB Master Bedroom
- L'Y Laundry
- E'S Ensuite
- L'N Linen Cupboard
- P'D Powder Room
- BTH Bathroom
- BBQ Barbeque



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GROUND FLOOR

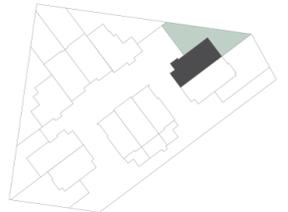


FIRST FLOOR



07

Bedrooms	4
Bath/WC	4
Ground Floor	90.7 m <sup>2</sup>
First Floor	108.7 m <sup>2</sup>
Garage / Storage	38.7 m <sup>2</sup>
Garden	161.4 m <sup>2</sup>
Lot Size	298 m <sup>2</sup>



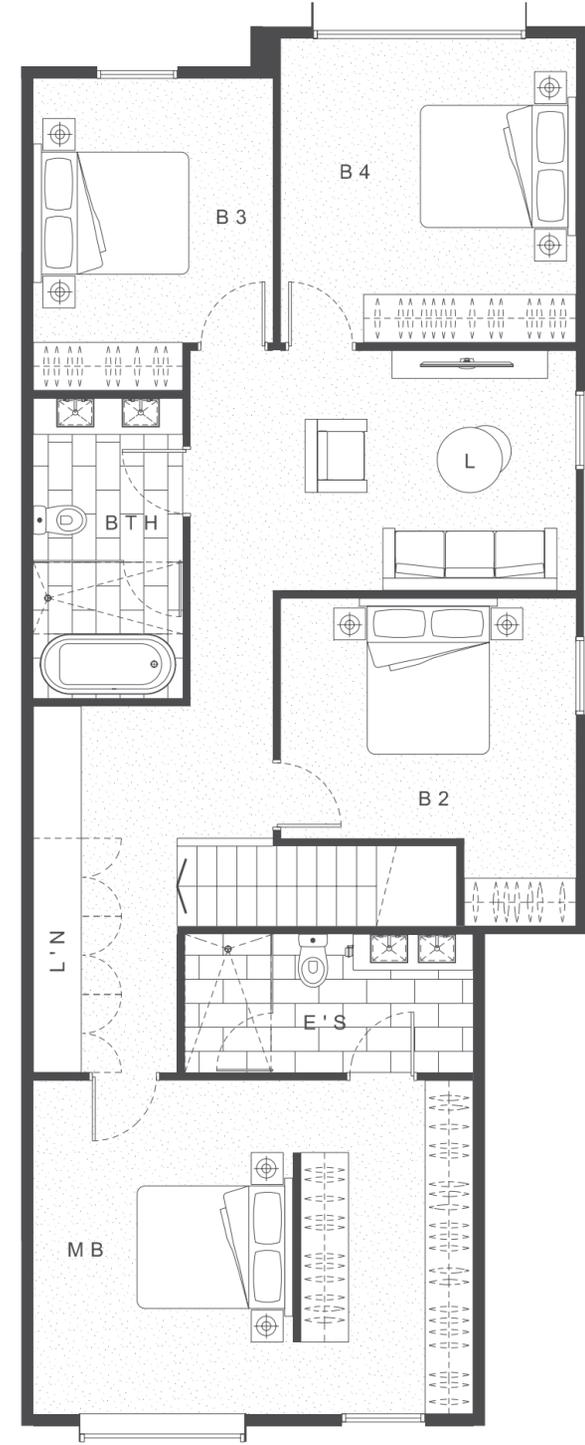
B	Bedroom
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K	Kitchen
P	Pantry
F	Fridge
G	Garage
OV	Oven
ST	Storage
MB	Master Bedroom
L'Y	Laundry
E'S	Ensuite
L'N	Linen Cupboard
P'D	Powder Room
BTH	Bathroom
BBQ	Barbeque



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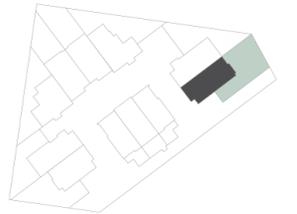


GROUND FLOOR



FIRST FLOOR

Bedrooms	5
Bath/WC	4
Ground Floor	92.1 m <sup>2</sup>
First Floor	114.4 m <sup>2</sup>
Garage / Storage	38.7 m <sup>2</sup>
Garden	177.9 m <sup>2</sup>
Lot Size	322 m <sup>2</sup>



- B Bedroom
- D Dining Room
- L Living Room
- K Kitchen
- P Pantry
- F Fridge
- G Garage
- OV Oven
- ST Storage
- MB Master Bedroom
- L'Y Laundry
- E'S Ensuite
- L'N Linen Cupboard
- P'D Powder Room
- BTH Bathroom
- BBQ Barbeque

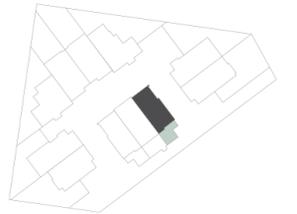


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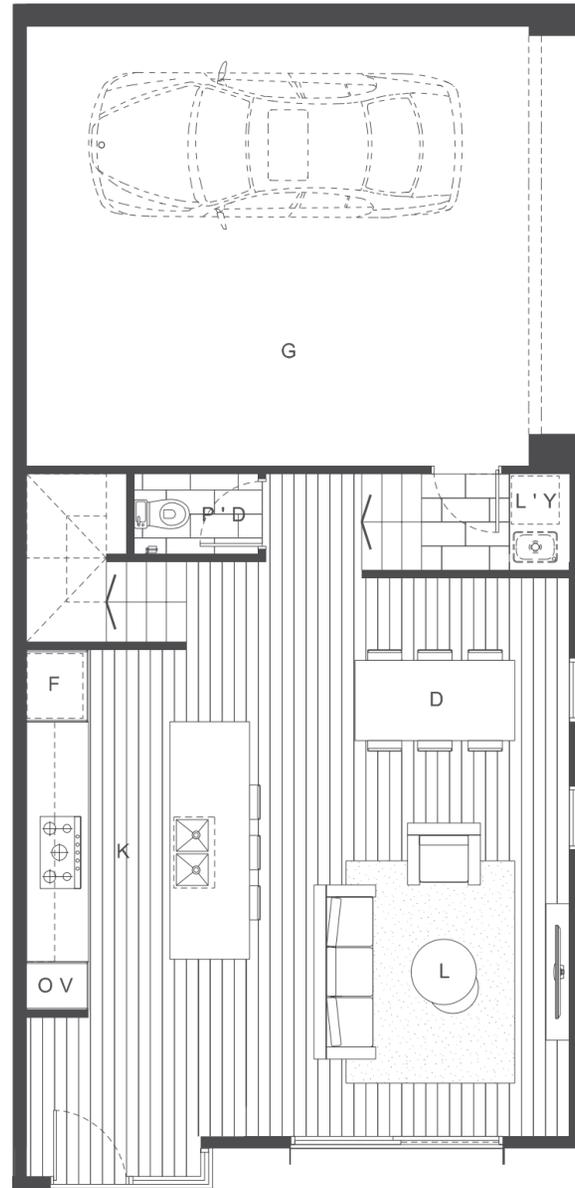


09

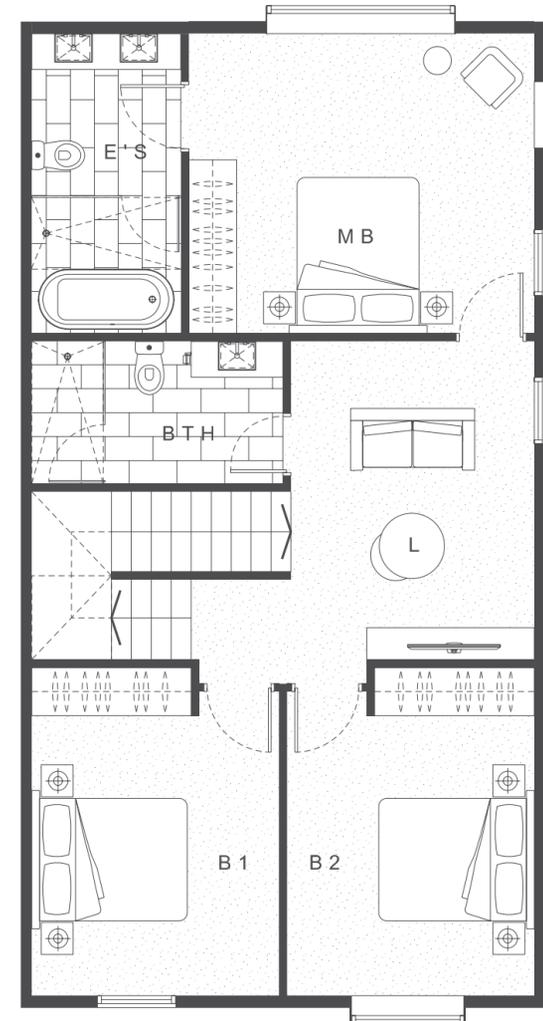
<b>Bedrooms</b>	3
<b>Bath/WC</b>	3
<b>Ground Floor</b>	60.8 m <sup>2</sup>
<b>First Floor</b>	81.8 m <sup>2</sup>
<b>Garage / Storage</b>	38.9 m <sup>2</sup>
<b>Garden</b>	27.2 m <sup>2</sup>
<b>Terrace</b>	29.4 m <sup>2</sup>
<b>Lot Size</b>	<b>133 m<sup>2</sup></b>



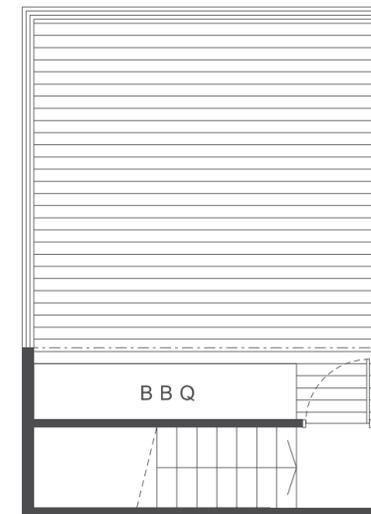
<b>B</b>	Bedroom
<b>D</b>	Dining Room
<b>L</b>	Living Room
<b>K</b>	Kitchen
<b>P</b>	Pantry
<b>F</b>	Fridge
<b>G</b>	Garage
<b>OV</b>	Oven
<b>ST</b>	Storage
<b>MB</b>	Master Bedroom
<b>L'Y</b>	Laundry
<b>E'S</b>	Ensuite
<b>L'N</b>	Linen Cupboard
<b>P'D</b>	Powder Room
<b>BTH</b>	Bathroom
<b>BBQ</b>	Barbeque



**GROUND FLOOR**



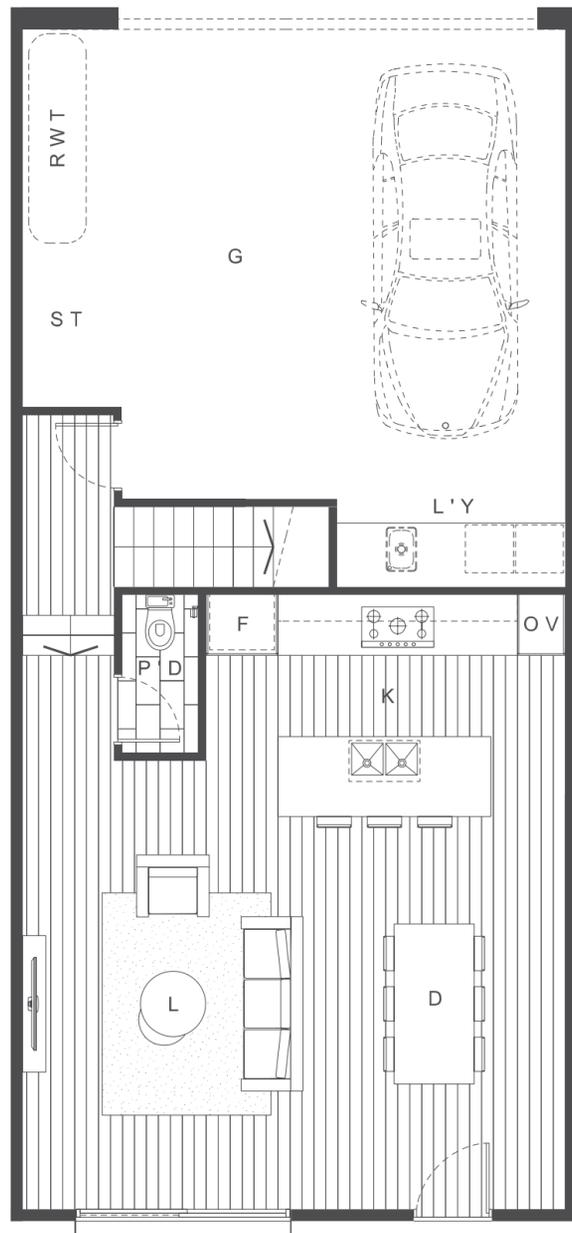
**FIRST FLOOR**



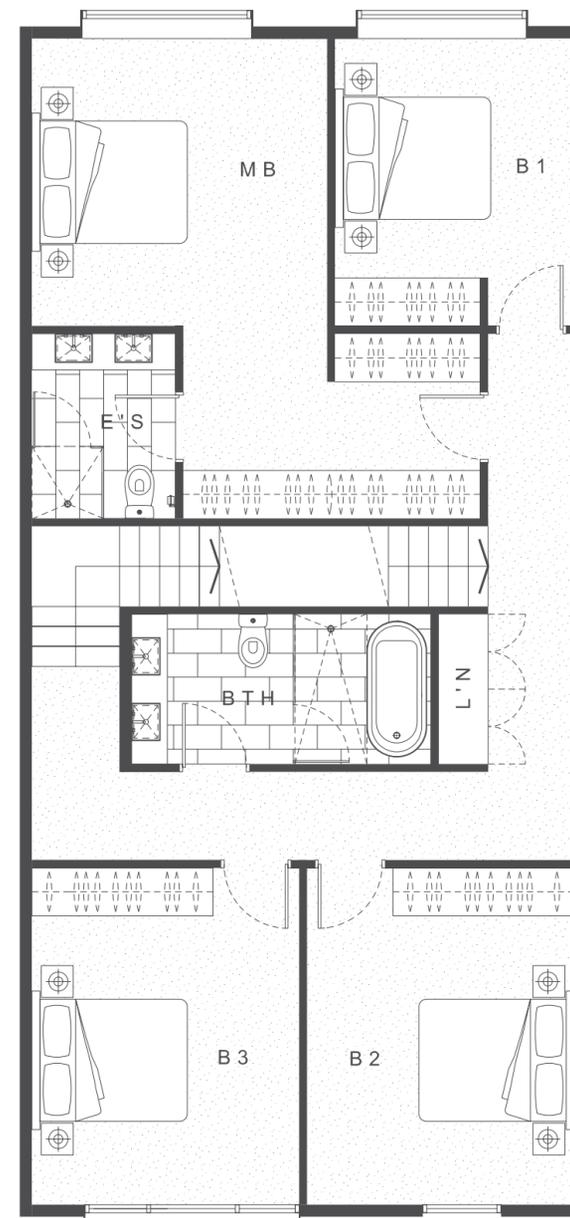
**ROOF TERRACE**



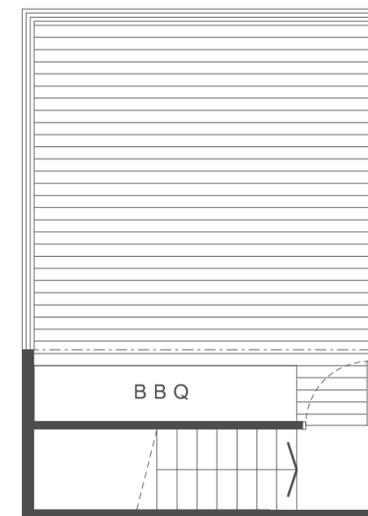
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**GROUND FLOOR**



**FIRST FLOOR**

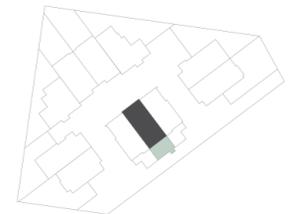


**ROOF TERRACE**



10

<b>Bedrooms</b>	4
<b>Bath/WC</b>	3
<b>Ground Floor</b>	61.6 m <sup>2</sup>
<b>First Floor</b>	105.9 m <sup>2</sup>
<b>Garage / Storage</b>	45.1 m <sup>2</sup>
<b>Garden</b>	34.9 m <sup>2</sup>
<b>Terrace</b>	29.4 m <sup>2</sup>
<b>Lot Size</b>	<b>141 m<sup>2</sup></b>



<b>B</b>	Bedroom
<b>D</b>	Dining Room
<b>L</b>	Living Room
<b>K</b>	Kitchen
<b>P</b>	Pantry
<b>F</b>	Fridge
<b>G</b>	Garage
<b>OV</b>	Oven
<b>ST</b>	Storage
<b>MB</b>	Master Bedroom
<b>L'Y</b>	Laundry
<b>E'S</b>	Ensuite
<b>L'N</b>	Linen Cupboard
<b>P'D</b>	Powder Room
<b>BTH</b>	Bathroom
<b>BBQ</b>	Barbeque

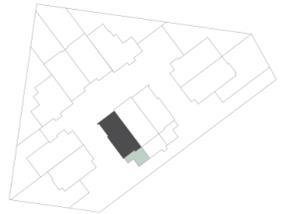


These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartments or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the apartment, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to level plans for further information.

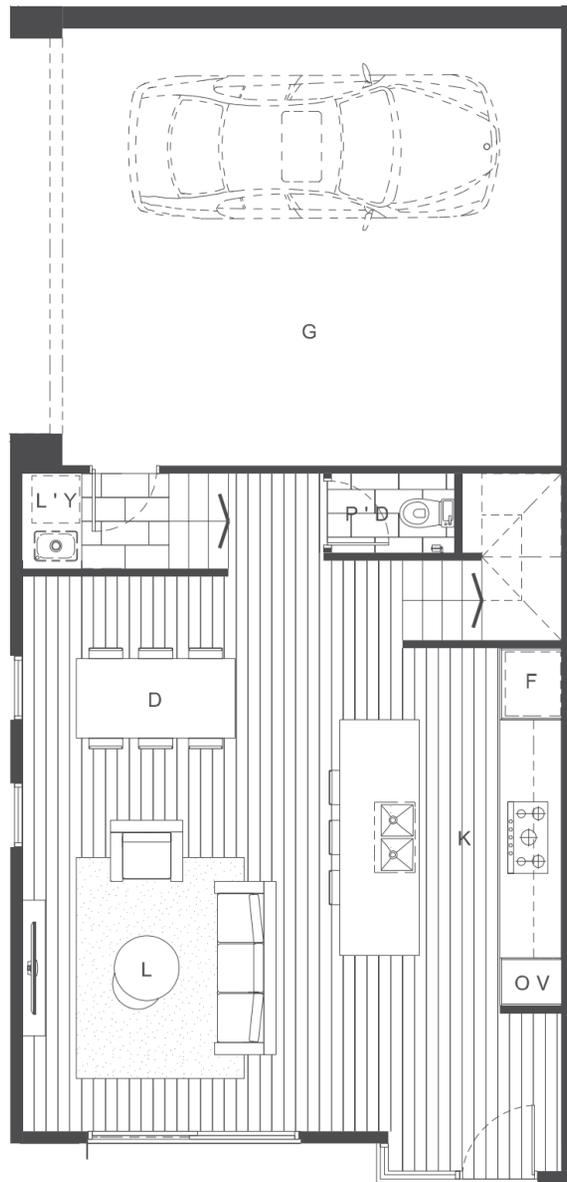


11

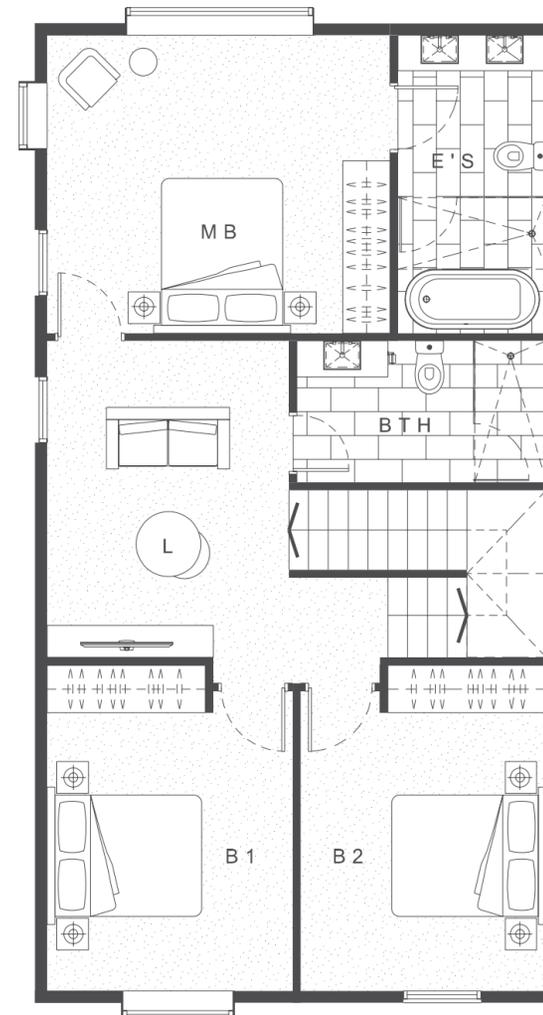
<b>Bedrooms</b>	3
<b>Bath/WC</b>	3
<b>Ground Floor</b>	60.8 m <sup>2</sup>
<b>First Floor</b>	81.8 m <sup>2</sup>
<b>Garage / Storage</b>	38.9 m <sup>2</sup>
<b>Garden</b>	27.2 m <sup>2</sup>
<b>Terrace</b>	29.4 m <sup>2</sup>
<b>Lot Size</b>	<b>133 m<sup>2</sup></b>



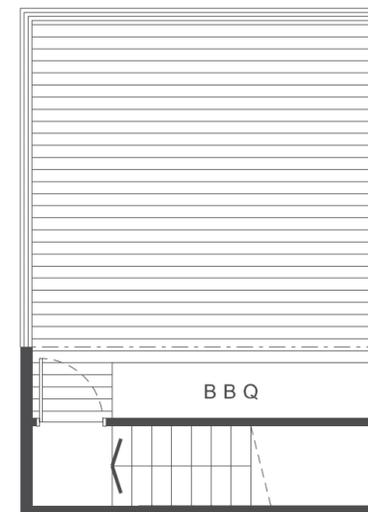
<b>B</b>	Bedroom
<b>D</b>	Dining Room
<b>L</b>	Living Room
<b>K</b>	Kitchen
<b>P</b>	Pantry
<b>F</b>	Fridge
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<b>P'D</b>	Powder Room
<b>BTH</b>	Bathroom
<b>BBQ</b>	Barbeque



**GROUND FLOOR**



**FIRST FLOOR**



**ROOF TERRACE**



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