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Interiors at The Grounds. Photo: JWLand

## The Grounds: A pretty spacious newcomer to Ivanhoe East

KATE JONES | AUG 4, 2018

**f** Ivanhoe East flies under the radar when it comes to Melbourne's top suburbs, but that's just how the locals like it.

**t** This green, undulating suburb is a quiet pocket of suburbia inclined to exclusivity. Properties only sell after 16 years on average here and unlike its big brother Ivanhoe at 550 hectares, its land size is just 220 hectares.



The pretty, almost English garden, surrounds of Ivanhoe East have inspired architects behind **The Grounds**. The new development will be built on what has been dubbed a "supersite" – an amalgamation of 14 properties bordered by The Boulevard, Wamba Road, Wilfred Road and Cedric Street.



The project's completion is anticipated for mid-2020. Photo: JWLand

Architectus principal Oliver Mayger says the site's proximity to Ivanhoe Park plus the existing established trees on the land meant it was only natural to put the landscape first.

"It seems like a glib response, but it has really driven everything we've done and not in a tokenistic way," he explains.

"There's some very significant trees within the site, notable oaks, that made for found moments of joy that drove the need to put landscape front and centre in the design thinking."



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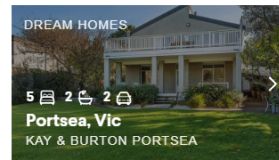


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### Dream Homes



The 1.5-hectare site will include communal courtyards connected by landscaped pathways that lead to a central village green lawn. More than 220 trees will be planted on the land and developer JWLANd has committed to reserving 46 per cent of the site as green space.

The Grounds will comprise three two to three-storey boutique apartment buildings housing between 30 and 35 apartments and townhouses each.

Mayger says the selection of brick and timber used on the facade was made in response to local architecture.

"The way we approach design is inherently contextual," he says.

"We're certainly not into bells and whistles, and faffing around with our buildings. They sit comfortably in their surroundings and belong, and actually become part of the wider community, the wider precinct, which is obviously very important."

Each apartment has either a balcony or ground floor extended garden and private courtyards.

The Grounds is within walking distance to Ivanhoe East Village, and a bus or short drive to the Ivanhoe Shopping Centre and Heidelberg Central.

At Burton Crescent cafe, East Ivy, the coffee and all-day menu – particularly the chilli squid – is favoured by locals.

Manager Michael Harb says new development in the area will liven up the retail scene.

"Where we are, off Lower Heidelberg Road, is a bit quieter part, it's not like Upper Heidelberg Road and Burgundy Street," he says.

"East Ivanhoe is quiet so we need more people to make it more of a destination. Apartments allow a better flow of people in the area."

#### AT A GLANCE

**The Grounds: 177 The Boulevard, Ivanhoe East**

**Architect:** Architectus

**Developer:** JWLANd

**Interior design:** Architectus

**Number of apartments:** 105; 60 two-bed, 35 three-bed, 10 four-bed. Plus 11 townhouses.

**Internal sizes (square metres):** Two-bed 105-130, three-bed 135-170, four-bed 200-215, townhouse 200-40

**External areas (square metres):** Two-bed 20-40, three-bed 20-40, four-bed 50-70, townhouse 40-50

**Prices:** Two-bed from \$1 million, three-bed from \$1.3 million, 4-bedroom apartments from \$1.6 million and three and four-bedroom townhouses from \$1.5 million.

**Car parking:** Two-bed one to two car spaces, three and four-bed apartments, and three and four-bed townhouses two car spaces.

**Completion:** Mid-2020

**Agent:** JWLAN, Anthony Cuzzupi 0407 001 635

**Open for inspection:** The Grounds Project Gallery at 177 The Boulevard, Ivanhoe East, is open by private appointment.

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