

# APPLEWOOD



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YOUR LIFE. YOUR LIFESTYLE.



## Welcome to Applewood

Applewood is a premium retirement living community perfectly situated in the sought-after suburb of Doncaster in Melbourne's east.

Setting a new standard for luxury over 55s retirement living, Applewood showcases resort-style amenities, high quality apartments and villas, meticulously groomed gardens, and a welcoming community of like-minded people.

Just 17km from the heart of the CBD, this remarkable village unifies pure convenience and leafy elegance to deliver an exceptional lived experience.

## An Enriched Lifestyle

From the moment you enter Applewood's front gates, you'll feel the comfort and security that make our residents happy to call our village home. Life at Applewood is enriched by opportunities for social connection, a strong sense of community, and a commitment to safety and security for peace of mind.

Our bustling social calendar features a broad mix of special interest groups and social events organised by both residents and village staff. These include everything from sporting and wellness activities to happy hour and trivia nights. Nestled within the lush gardens, our spacious, self-contained Activity Centre is home to many classes including Pilates, tai chi, line dancing, indoor carpet bowls and table tennis.

Residents also benefit from the convenience of an onsite hairdresser and beauty salon, as well as regular health professional visits, such as a general practitioner (GP), physiotherapist, podiatrist, Bolton Clarke care services and 24/7 support staff.

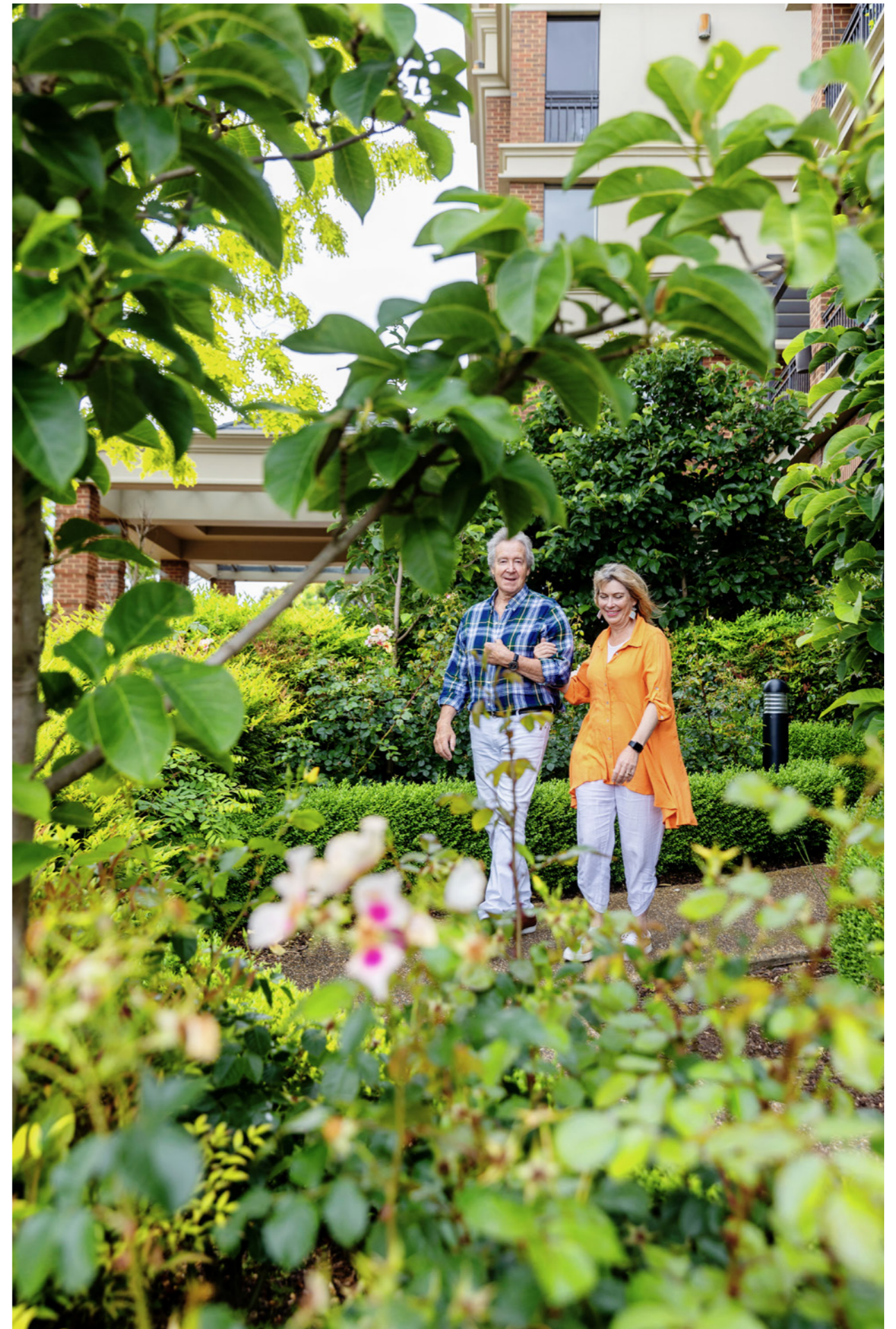
Our gated community provides peace of mind and reassurance, with automatic gates that ensure access is only available to residents and their guests. Plus, our 24-hour onsite staff and CCTV system help to make everyone in our village feel extra safe.

One of the best aspects of life at Applewood is your ability to tailor your daily routine to meet your unique preferences; whether that involves taking the time to relax and recharge or being at the heart of the social life.

“

**There's plenty to do. You could find yourself doing nothing else but activities in the village.**

– DORIS & PETER





## Luxury Facilities On Your Doorstep

Applewood places a range of lifestyle-enhancing amenities on your doorstep.

At the heart of our vibrant village is the Community Centre, which overlooks the immaculate neighbourhood gardens. Here, residents gather in the lounge for social functions, or simply to enjoy one another's company. From casual barbeques on the expansive balcony, to sipping wine by the open fireplace, there are so many ways to enjoy this space.

The resort-style Community Centre also showcases a stylish bar for morning coffee, afternoon tea or evening drink, a well-equipped restaurant to entertain family and friends, a large private dining room for functions, a well-stocked library, snooker room, swimming pool, spa, and gymnasium.

Your outdoor lifestyle will be equally enriched with 4.5km of walking paths, a practice bowls rink, children's playground, picnic grounds, gazebo, and BBQs to use at your leisure.

**At Applewood, you'll have uninterrupted access to:**

- Secure gated community
- Beautifully manicured gardens
- Indoor heated pool and spa
- Gymnasium
- The onsite Orchard Restaurant and Bar
- Library
- Snooker room
- Private dining room
- Community lounge
- Onsite hair and beauty salon

- Guest suite
- Village bus
- Consulting rooms
- Activity Centre
- BBQ areas
- Children's playground
- Practice bowling green
- 24/7 staffing
- Regular visiting health professionals including GPs and other health services
- Bolton Clarke care services for health and wellness support



## Plenty Of Space To Unwind and Explore

Imagine having 24 acres of beautiful landscaping to call your own. Over 53% of our village is made up of green open space, giving it the feel of a tranquil and serene resort. Our expansive gardens and lush vistas are often labelled our residents' favourite part of their home here at Applewood.

You'll find an array of scenic walkways in and around our village pond and surrounding gardens, perfect for taking a peaceful stroll, getting your steps in with friends, or walking your dog. Thoughtfully placed seating areas provide an ideal spot to enjoy the verdant outlooks.

For the times you want to expand your leafy horizons, there are a range of scenic parks and walking trails close to home. Applewood offers convenient onsite access to the Koonung Creek Trail and Linear Park, which features over 10km of open parkland, bushland, and paths for pedestrians, cyclists, and dog walkers.

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No one has this park-like setting - it's like a private estate. The professional gardeners keep it immaculate. I get the fun of a beautiful garden, but I don't have to do the work anymore.

- GLENDA

# Homes Designed For Easy Living

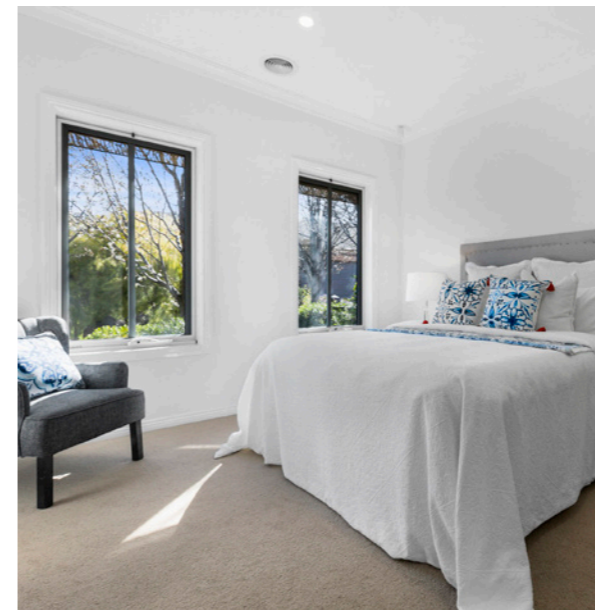


Applewood offers a range of architecturally designed, independent living options, including single-storey villas and spacious apartments. Our homes set the standard for quality, and are designed for functional, comfortable living, with modern, low-maintenance features and no steps or staircases.

Our two- and three-bedroom villas are surrounded by lush greenery, and feature private courtyards or balconies, ideal for a morning coffee or an alfresco dinner. Plus, all villas feature a single or double garage with internal access.

Our spacious and stylish apartments will change your perception of apartment living – starring spacious living zones, comfortable bedrooms, plenty of storage space, and balconies with leafy, community views. They also come with basement or carport parking for total convenience.

Every home features high ceilings, quality stainless steel appliances, and stylish neutral colour schemes so you can add your own flair and flourishes.



“

We've got a spare bedroom, a study, a big living area, and a big balcony at the back... It's enough room.

– SANDRA & RICHARD





## Positioned For Comfort, Convenience and Ease

Location is one of the key reasons our residents have chosen to live at Applewood. Situated in the sought-after location of Doncaster in Melbourne's eastern suburbs, Applewood is only 17km from the heart of the CBD and close to transport, premium shopping centres, cafés, restaurants and lifestyle destinations.

Perfectly poised between the city and the countryside, Applewood presents a lifestyle of well-connected leafy elegance.

### **EFFORTLESSLY CONNECT TO YOUR FAVOURITE DESTINATIONS**

Metres from the front gate you'll find a bus stop, which will take you directly to Westfield Doncaster bus terminus, where you can transit to various Melbourne locations including Box Hill station, or travel via the Eastern Freeway to the CBD. We also have our own village bus which regularly transports our residents to Westfield Doncaster and The Pines Shopping Centre.

### **SHOPPING GALORE**

For convenient shopping and lifestyle opportunities, Westfield Doncaster is a quick 3-minute drive from Applewood. The shopping centre is also serviced by the #903 bus, which regularly stops just metres from our front gate.

### **WINE AND DINE**

Moments away, Doncaster Road is dotted with a variety of great eateries, takeaways and coffee spots.

### **BEAUTIFUL ADVENTURES**

For weekend outings, the bushland beauty of The Dandenong Ranges and Yarra Valley are within easy reach. Beautiful picnic spots, Puffing Billy Railway, and teahouses in the hills offer

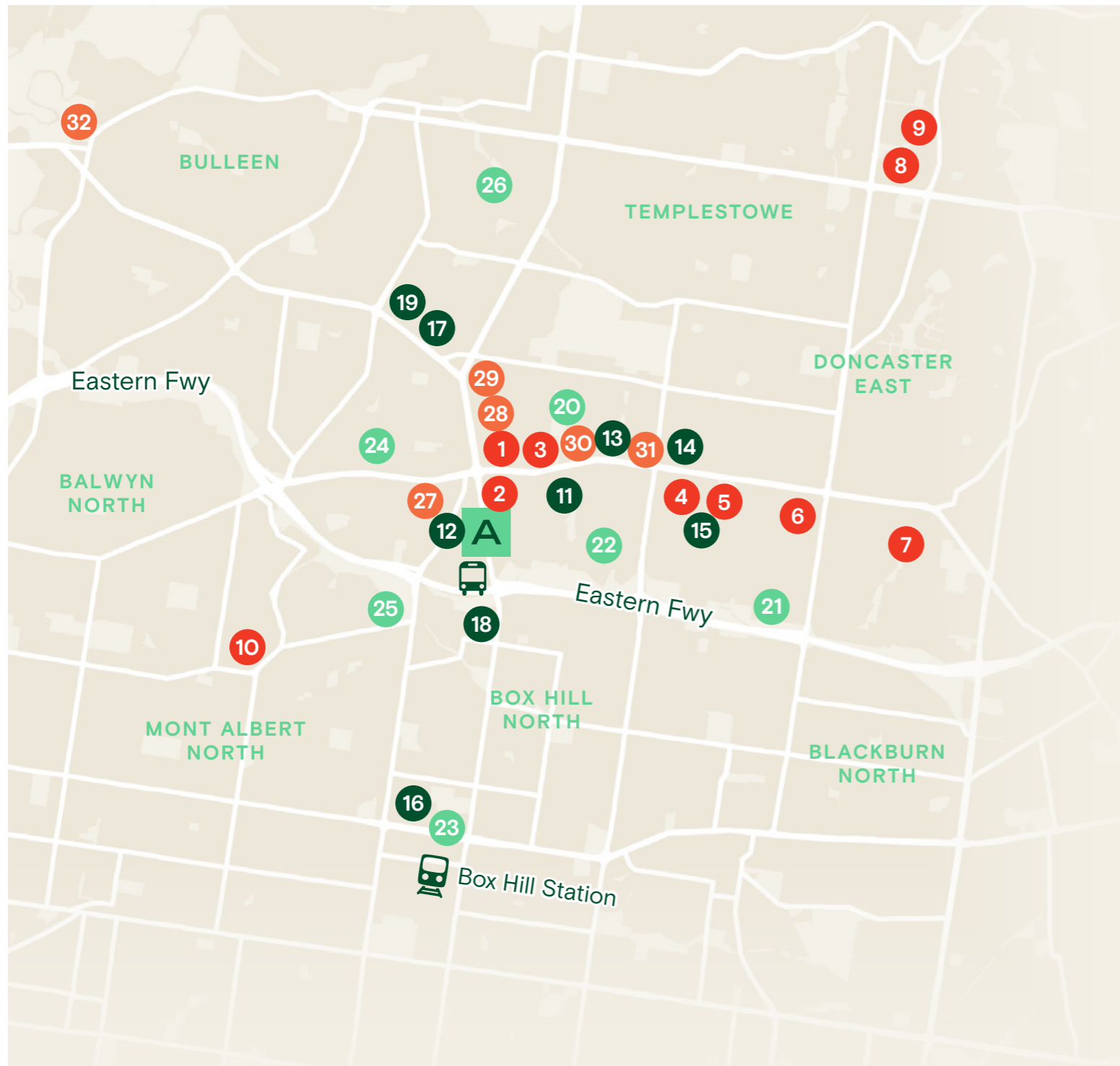
a refreshing getaway and a picturesque way to spend time with family and friends.

### **SPORTING DELIGHTS**

Just 15 minutes from Applewood, enjoy easy access to Kew Golf Club, Latrobe Golf Club, Ivanhoe Public Golf Course and Ivanhoe Ladies Golf Club. And for keen bowlers, Doncaster Bowling Club and Box Hill RSL Bowls Club are a stone's throw away.

### **ARTS AND COMMUNITY**

Spend a leisurely Sunday afternoon at the Manningham Art Gallery, which presents an eclectic and innovative yearly exhibition program, workshops and events committed to supporting local and regional artists.



## Your Well-Connected Neighbourhood

Close to shopping destinations, transport, health services, recreation and more, everything you need to live a life of comfort and convenience is within reach.

### SHOPPING

- 1 Westfield Doncaster
- 2 Officeworks
- 3 Bunnings
- 4 ALDI
- 5 Jackson Court Shopping Centre
- 6 Woolworths
- 7 Tunstall Square Shopping Centre
- 8 The Pines Shopping Centre
- 9 Coles
- 10 Belmore Plaza

### HEALTHCARE

- 11 Chemist Warehouse Doncaster
- 12 Doctors on Elgar Medical Centre
- 13 Life Care Medical Centre
- 14 Total Wellbeing Medical & Counselling Centre
- 15 Jackson Court Pharmacy
- 16 Box Hill Hospital
- 17 Manningham Private Hospital
- 18 Woodhouse Grove Pharmacy
- 19 Manningham General Practice (Medical)

### RECREATION

- 20 Doncaster Bowling Club
- 21 Koonung Creek Trail
- 22 Marshall Dog Reserve
- 23 Box Hill RSL Bowls Club
- 24 Eastern Golf Club
- 25 Elgar Park
- 26 Ruffey Creek Trail

### DINING & ENTERTAINMENT

- 27 The Pancake Parlour
- 28 TGI Fridays
- 29 Village Cinemas
- 30 Doncaster Library
- 31 Doncaster Hotel
- 32 Heide Museum of Modern Art



There's nothing you can't reach very quickly in Doncaster. It's a great location.

- GLENDA



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**[www.applewood.com.au](http://www.applewood.com.au)**

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