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First Settlements Completed at The Thornhill Gardens, Marking a New Chapter for a Once-Stalled Community

The Thornhill Gardens, a LandxWise masterplanned community in Melbourne's north-west, has reached a major milestone with the first round of settlements officially completed – breathing new life into a significantly presold but long-stalled estate.

Acquired in 2023 by a private consortium directed by LandxWise under distressed conditions, the 1,000-lot project had faced major delivery risks due to unresolved infrastructure constraints, including the absence of a traditional outfall.

Despite these challenges, LandxWise took decisive action to unlock the site's full potential, with nearly 150 of the 700 lots planned for delivery this year now settled, a further 200 lots due for completion in the next eight weeks, and the balance scheduled before year's end.

Crucially, LandxWise honoured all existing presales – a move that protected hundreds of buyers from potential financial loss and ensured that early purchasers weren't left behind.

“Our priority has always been to do the right thing by our buyers,” said Akash Ahluwalia, Director & Co-Founder at LandxWise. “We had opportunities to alter contracts but chose instead to stay the course. This decision has helped us build trust and lay the foundation for a genuine community.

“We are aware of other developers who have left over 200 buyers high and dry – walking away from their commitments. That's not us. From the outset, we set out to be a business known for its integrity.”

Among the first round of settlements is the Hiremath family, who shared:

“We're so happy to have secured our dream block at The Thornhill Gardens. From day one, the LandxWise team made us feel looked after – they really went out of their way to keep their word and guide us through the whole process. It's a big step for our family, and we're so excited to start building our home and be part of a community where we can grow together.”

The Thornhill Gardens offers exceptional value, with House and Land packages starting from \$475,000. Residents enjoy a location surrounded by existing and future amenities, including the proposed Thornhill Park train station, the \$1 billion Melton Hospital (set for completion by 2029), and the upcoming Thornhill Town Centre located less than 10 minutes from the community.

LandxWise has delivered major infrastructure works, including upgrades to Paynes Road and the installation of critical deep drainage and utility services – laying the groundwork for long-term growth, with the community expected to reach around 3,000 residents by mid-2027.

As The Thornhill Gardens continues to take shape, LandxWise, a private developer with a pipeline of over 3,000 residential lots and 100ha of industrial land, remains focused on delivering communities built on trust, quality, and shared values. The successful settlement of its first project is more than a milestone – it's a testament to what's possible when people and processes come first.

For more information, visit: thethornhillgardens.com.au

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