

A woman's profile is shown in silhouette, facing right. Her face and hair are overlaid with a dense pattern of small, reddish-brown flowers and green foliage. A bright, warm light source, possibly the sun, is positioned behind her head, creating a strong glow and lens flare effect. The background is a soft, light blue sky.

MONTARA

Life in bloom

Making homes happen



A *new* neighbourhood for *Edmondson Park*.

Welcome to Montara, a boutique community comprising just 56 residential lots in Edmondson Park, one of Sydney's fastest-growing and most connected neighbourhoods.

Brought to you by Landcom, Montara is envisioned as a place where families can bloom. An address shaped by thoughtful planning and a vision for creating connections that enrich everyday life.



A *place* to grow. A place to call *home*.

Montara has been designed for those ready to embrace life's next chapter. Its carefully curated character creates a diverse community that feels welcoming, established and effortlessly refined.

A place where neighbours become familiar faces, where everyday moments are valued, and where a genuine sense of belonging grows over time.



Well *placed.* *well* connected.

Edmondson Park is one of Sydney's fastest-growing neighbourhoods, bringing together established schools, shopping, dining, transport and open green spaces. Go for a ten minute walk and you'll find plenty to do - shop, dine and spend time in the vibrant Ed. Square Town Centre. Whether it's a quick coffee before work, an evening out, or a weekend wander through the park, everything at Edmondson Park feels easy and connected.

Education & Recreation:

St Catherine of Siena Primary - 2km

William Carey Christian School - 4km

Edmondson Park Public School - 2km

Future Edmondson Park High School - 2km

Edmondson Park Preschool - 2km

Mont St Quentin Oval - 2km

Edmondson Regional Park - 3km



Mont St Quentin Oval - 2km



Edmondson Park Preschool - 2km



St Catherine of Siena Primary - 2km



Edmondson Park High School - 2km



M5 & M7 Motorways - 3km



Western Sydney Airport - 20km



Liverpool Hospital precinct - 9km



Ed. Square Town Centre - 2km

Eat *drink,* *play,* shop.

Whether you're after dynamic cafes and restaurants, energising outdoor activities and leisure, convenient transport links or unique multi-cultural entertainment experiences, all conveniently located nearby.

Location & Connectivity:

M5 & M7 Motorways - 3km

Ed. Square Town Centre - 2km

Macarthur Square Shopping Centre - 20km

Liverpool CBD - 7km

Campbelltown CBD - 14km

Western Sydney Airport - 20km

Sydney Aerotropolis - 35km

Liverpool Hospital precinct - 9km

Edmondson Park Station - 2km



Edmondson Park Station - 2km



FUTURE RESIDENTIAL BY OTHERS

EXISTING
RESIDENTIAL

FUTURE RESIDENTIAL
BY OTHERS



Designed for *elevated* living.

Montara has been thoughtfully masterplanned as a rare, boutique release of just 56 residential lots. A carefully considered street layout, generous lots and established amenity combine to create a community designed for modern family living, with a sense of place.

Legend

- Masterplan Lots
- Future residential by others
- Existing Residential

MONTARA

An aerial photograph of a modern residential development. The houses are arranged in a grid-like pattern with winding streets. The houses vary in size and style, including single-story bungalows and two-story homes. The roofs are in various shades of grey, white, and brown. There are many trees and green spaces throughout the development. In the background, there are railway tracks and a dense forest. The overall scene is bright and sunny, with long shadows cast by the houses and trees.

Land *for* all *shapes* of life.

Residential lots ranging from 450sqm to 1,230 sqm provide the flexibility to create a home that suits your lifestyle and your needs. Whether you're looking for room to grow, space to entertain or a lower-maintenance home, Montara offers a range of spacious residential lots for growing and established families.



For more than 50 years, Landcom has planned and delivered residential communities across New South Wales, with more than 220 projects completed to date, resulting in over 110,000 homes being delivered. As the NSW Government's land and property developer, Landcom is focused on making homes happen by creating sustainable, inclusive and well-connected communities for more people across the state.



Mondo Edmondson Park

Montara is proudly delivered *by Landcom.*

We create innovative and productive places that champion live-ability, resilience, affordability and environmental quality. This long-term approach balances homes, open space, infrastructure and environmental considerations to create neighbourhoods that function well and evolve over time.

At Montara, this experience informs our vision for a carefully planned community that responds to its surroundings and supports a range of lifestyles. The focus is on creating a place that grows naturally, offering confidence today and a strong foundation for the future.

Delivered by Landcom, Montara will be thoughtfully planned to support the continued growth of Edmondson Park and help make more homes happen for the community.

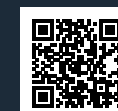


North Wilton - Panorama



Macarthur Gardens North

Simply scan the QR code or visit landcom.com.au/montara to register your interest, explore the Montara website and stay up to date with project information, open days and future sales releases.



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