

# MONTARA

*Life* in bloom

Making homes happen

Landcom

# A *new* neighbourhood for *Edmondson Park*.

Welcome to Montara, a boutique community comprising of 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.





Artist Impression





Artist Impression

# 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:*

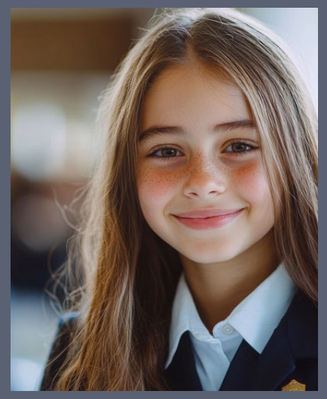
- St Catherine of Siena Catholic Primary School – 4km
- William Carey Christian School – 3km
- Edmondson Park Public School – 1km
- Future Edmondson Park High School – 1km
- Edmondson Park Preschool – 1km
- Mont St Quentin Oval – 4km
- Edmondson Regional Park – 4km



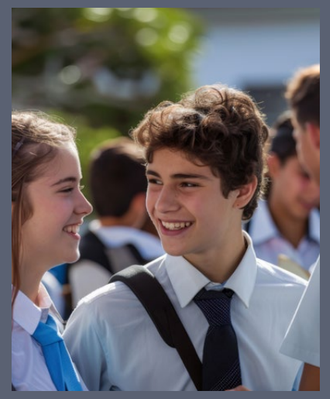
Mont St Quentin Oval - 4km



Edmondson Park
Preschool – 1km

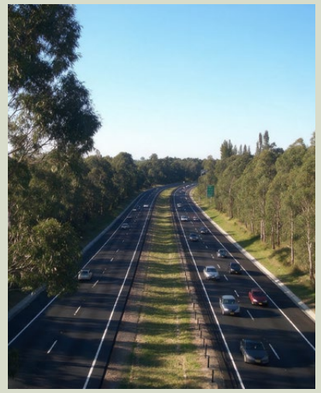


St Catherine of Siena Catholic
Primary School – 4km

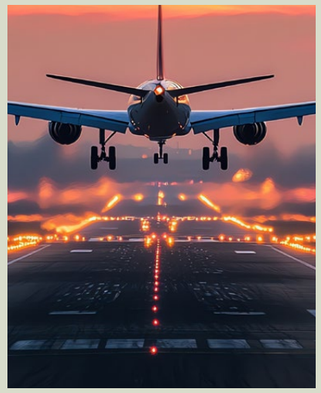


Future Edmondson Park
High School – 1km

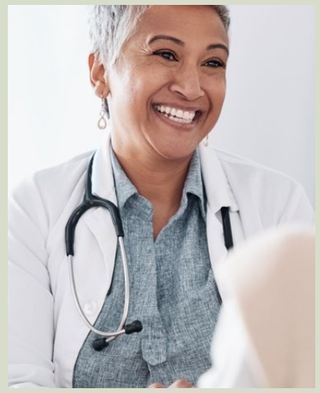




M5 & M7
Motorways – 4km



Western Sydney International
Airport – 20km



Liverpool Hospital
Precinct – 13km




Ed. Square Town Centre – 3km




Edmondson Park Station – 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:*

- Edmondson Park Station – 2km
- Ed. Square Town Centre – 3km
- M5 & M7 Motorways – 4km
- Liverpool CBD – 10km
- Liverpool Hospital Precinct – 13km
- Campbelltown CBD – 15km
- Western Sydney Aerotropolis (Bradfield) – 15km
- Macarthur Square Shopping Centre – 18km
- Western Sydney International Airport – 20km

*Distances are approximate road distances from Montara and are provided as a guide only.




# 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 amenities combine to create a community designed for modern family living, with a sense of place.

## Legend:

- Release One
- Release Two
- Future Release
- Future residential by others
- Existing Residential
- Railway Corridor
- Retaining Wall
- Denotes Easement
- Denotes Sewer
- Sewer Structure
- A — Arc length

## Easement:

(A) Easement For Drainage 1.2m Wide
(B) Easement For Drainage 1.5m Wide
(C) Easement For Drainage 2.0m Wide
(D) Easement For Drainage 3.0m Wide
(E) Easement For Drainage 3.5m Wide
(F) Easement For Sight Line Varied Wide

ELECTRICAL SUBSTATION

(G) Easement For Substation 7.61m X 2.75m (No Structures Or Services Allowed)
(H) 3m Fire Restriction Zone
(I) 5m Restriction Zone (No Swimming Pools)

# Land *for* all *shapes* of life.

Residential lots ranging from 449m² to 1,030m² 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.

Artist Impression



North Wilton - Panorama

Artist Impression

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.



Artist Impression

Mondo Edmondson Park

# Montara is proudly delivered *by Landcom.*

We create innovative and productive places that champion liveability, 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.



Artist Impression

Mondo Edmondson Park



Artist Impression

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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