

Montaine

MOUNT ANNAN

Montaine Residences presents a vibrant new neighbourhood, within the established suburb of Mount Annan in Sydney's growing South-West, located on the doorstep of leading retail and lifestyle amenity.



ARTIST IMPRESSION, INDICATIVE ONLY.

LOCATION

This ultra-connected neighbourhood offers the ultimate convenience, located adjacent to two major shopping precincts and a short walk to local restaurants. The Mount Annan community is serviced by a variety of education, recreation and sporting facilities and enjoys convenient access to Narellan Road and the Hume Motorway. The nearby Campbelltown and Macarthur Train Stations are served by Sydney Trains, T8 Airport & South, and NSW TrainLink Southern Highlands Line services.

FUTURE INVESTMENT

Mount Annan is poised to take advantage of the future growth of Sydney's South-West, which has been identified as a priority region in New South Wales. With future investment in the region including Western Sydney Airport and future North South Rail Line & South West Rail Link extensions which will connect Narellan through to the new airport.

ENERGY- EFFICIENT APPROACH

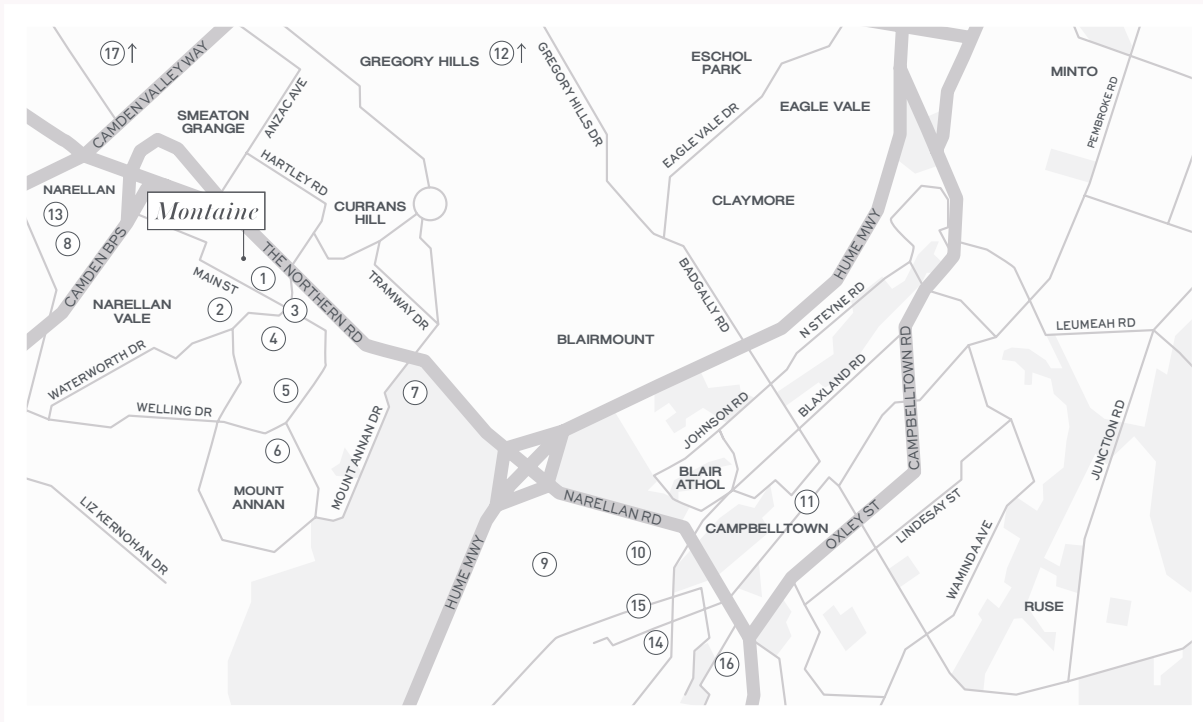
Setting a new standard for energy efficiency, each home in Montaine Residences will achieve a seven-star or above efficiency rating by the Nationwide House Energy Rating Scheme, reducing energy usage and creating positive impacts for future residents and the environment.

ARCHITECTURE AS ART

Montaine Residences is a master planned community of large three and four-bedroom plus study duplexes and terrace homes featuring beautiful, mature landscaping and expansive green spaces. Each double-storey home is fully fenced and landscaped and features open plan living and dining spaces, premium kitchen complete with high-gloss cabinetry and quality appliances, two bathrooms, and guest powder room. Ducted air conditioning is provided to the living area and all bedrooms. The homes have been carefully designed to maximise the natural light and breezes with large windows and glass sliding doors integrating the indoor and outdoor living areas. More than one third of the 5.5-hectare community is dedicated to open green space and landscaping.



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INTERNAL FINISHES

- Ducted air-conditioning to living area and all bedrooms
- Reconstituted stone kitchen benchtops and mirror splashback
- Stainless steel appliances including integrated dishwasher, oven, and natural gas cooktop
- Large format porcelain tiles and premium carpet
- LED Downlights throughout
- Reconstituted stone vanities in ensuite, powder room, and bathroom
- Premium fittings and fixtures

TERMS OF PURCHASE

Initial deposit of \$5,000 to secure your home. Balance of 10% deposit payable at contract exchange. Settlement is 14 days from receipt of Occupation Certificate. Cash/Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

OUTGOINGS

The community levies will equate to approximately \$300.00 per quarter. Council and water rates are anticipated to be approximately \$270.00 per quarter.

PRIMARY & SECONDARY EDUCATION

- Mount Annan Public Primary School
- Mount Annan High School
- St Clare's Catholic Parish Primary School
- Mount Annan Christian College
- Narellan Vale Public Primary School
- Elizabeth Macarthur High School
- Currans Hill Public Primary School
- Magdalene Catholic College

LOCAL AMENITIES

The Montaine Residences is conveniently located in close proximity to the following local amenities –

- 01 / 1 minute walk to Mount Annan Marketplace
- 02 / 1 minute walk to Mount Annan Central Shopping Centre
- 03 / 2 minutes drive to Mt Annan Leisure Centre
- 04 / 2 minutes drive to Birriwa Reserve
- 05 / 4 minutes drive to Mount Annan High School
- 06 / 4 minutes drive to Mount Annan Public Primary School
- 07 / 5 minutes drive to The Australian Botanic Garden
- 08 / 7 minutes drive to Narellan Town Centre
- 09 / 7 minutes drive to the Western Sydney University, Campbelltown Campus
- 10 / 8 minutes drive to Campbelltown TAFE
- 11 / 9 minutes drive to Campbelltown Train Station
- 12 / 10 minutes drive to future Camden Medical Campus
- 13 / 10 minutes drive to future Train Link proposed for Narellan
- 14 / 11 minutes drive to Macarthur Square Shopping Centre
- 15 / 11 minutes drive to Macarthur Train Station
- 16 / 12 minutes drive to Campbelltown Hospital
- 17 / 20 minutes drive to the future Western Sydney Airport*

* WESTERN SYDNEY AIRPORT UNDER CONSTRUCTION, SCHEDULED FOR COMPLETION 2026

Sunland Group

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