

Montaine

MOUNT ANNAN

Sunland Group

Since the creation of our first home in 1983, Sunland Group has directed every effort towards creating inspiring spaces and vibrant communities. The Group's unique achievements in creating architecture as art are markers of our ongoing evolution – considered buildings that advance the body of knowledge in our field.

As we continue to grow, we strive to learn how spaces influenced by art, beauty and human values redefine the experience of 'home' and strengthen the bonds that create vibrant community life. Environments that nurture and engage the individual, and connect harmoniously with the community, for the betterment of all. In the spirit of this enduring philosophy, we present Montaine Residences.



Sahba Abedian - Managing Director

AWARDS OF EXCELLENCE / HISTORY

TWO THOUSAND

22



272 HEDGES AVENUE
GOLD COAST, QLD

MONTAINE RESIDENCES
SYDNEY, NSW

21

THE LANES RESIDENCES
[STAGE 1]
GOLD COAST, QLD

20

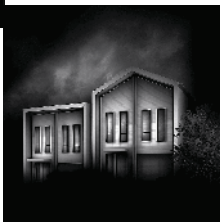


MAGNOLI APARTMENTS
GOLD COAST, QLD

19

THE HILLS RESIDENCES
BRISBANE, QLD

[2019] HIA-CSR Brisbane Housing Awards, Display Townhouse/Villa



KIRKDALE RESIDENCES
BRISBANE, QLD

18

ARBOUR RESIDENCES
GOLD COAST, QLD

18 MACPHERSON STREET
SYDNEY, NSW

[2019] NSW Master Builders Housing & Construction Awards, Town Houses or Villas/Dual Occupancy



18



THE LAKES RESIDENCES
GOLD COAST, QLD

[2018] (Northern Peninsula) UDIA (QLD) Awards for Excellence, Premium Small Scale Development

MARINA CONCOURSE
GOLD COAST, QLD

[2018] HIA Gold Coast/Northern Rivers Housing Awards, Apartment of the Year



SHEA RESIDENCES
BRISBANE, QLD

[2019] Master Builders National Excellence in Building and Construction Awards, Medium Density (up to 3 storeys – over 5 dwellings) | [2019] HIA-CSR Queensland Regional Housing Awards, Townhouse/Villa Development | [2019] Master Builders Brisbane Housing and Construction Awards, Medium Density (up to 3 storeys – over 5 dwellings) | [2018] HIA-CSR Queensland Regional Housing Awards, Townhouse/Villa of the Year

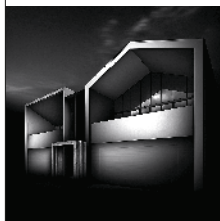
17

ABIAN
BRISBANE, QLD

[2018] Queensland Architecture Awards, State Award for Residential Architecture, Multiple Housing | [2015] UDIA (QLD) Awards for Excellence, Marketing Excellence



DAHLIA RESIDENCES
SYDNEY, NSW

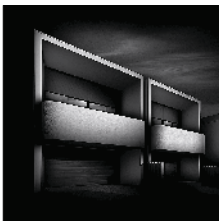


THE GARDENS
MELBOURNE, VIC

PARK TERRACES
GOLD COAST, QLD

[2017] HIA Gold Coast/Northern Rivers Housing Awards, Spec Home of the Year

17



MAGNOLI RESIDENCES
GOLD COAST, QLD

[2018] HIA Gold Coast/Northern Rivers Housing Awards, Townhouse/Villa Development of the Year | [2018] Master Builders Gold Coast Awards, Best Use of Steel Frame Housing

16

THE TERRACES
SUNSHINE COAST, QLD

[2017] HIA Sunshine Coast/Wide Bay Housing Awards, Townhouse/Villa Development | [2017] Master Builders Sunshine Coast Housing and Construction Awards, Medium Density



14

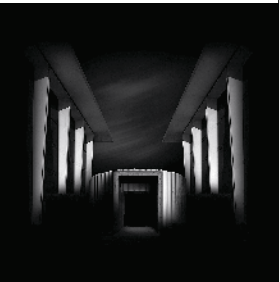


PENINSULA RESIDENCES
GOLD COAST, QLD

[2015] Master Builders Gold Coast Housing and Construction Awards, Low-Rise Multi-Residential Housing (Below 3 Storeys) | [2014] HIA Gold Coast/Northern Rivers Housing Awards – Townhouse/Villa Development

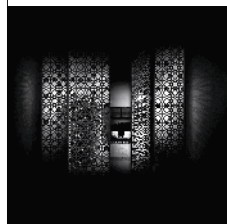
MARINA RESIDENCES
GOLD COAST, QLD

[2016] HIA-CSR Australian Housing Awards – Apartment Complex of the Year | [2015] HIA QLD Housing Awards – Apartment of the Year | [2015] HIA QLD Housing Awards – Apartment Complex of the Year | [2015] HIA Gold Coast/Northern Rivers Housing Awards, Apartment of the Year | [2015] Master Builders Gold Coast Housing and Construction Awards, Residential Building (High-Rise Over 3 Storeys) over \$20 million | [2015] Gold Coast/Northern Rivers Regional Architecture Awards – Regional Commendation



Each year, accolades and awards honour the Group's contribution to the Australian design landscape – advanced through a commitment to architectural excellence and betterment.

11



THE CONCOURSE
GOLD COAST, QLD

[2012] (Type D3) Master Builders Gold Coast Housing and Construction Awards – Display Home \$376,000 - \$475,000

08



BALENCEA
MELBOURNE, VIC

[2009] Australian Institute of Architects Frederick Romberg Award for Residential Architecture Multiple Housing | [2009] Victorian Architecture Awards Multiple Housing

08

LOUISA ROAD RESIDENCES
SYDNEY, NSW

[2009] HIA CSR Australian Housing Awards Apartment Project of the Year | [2008] HIA CSR NSW Housing Awards, Apartment Project of the Year

07



CIRCLE ON CAVILL
GOLD COAST, QLD

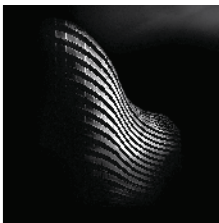
[2008] RAIA Queensland Architecture Awards, Regional Commendation | [2007] Gold Coast Urban Design, Best Built Form | [2007] Gold Coast Urban Design Awards, Sue Robbins Award for Excellence | [2007] UDIA (QLD) Awards, Urban Renewal Project

06

95 CAMMERAY ROAD
SYDNEY, NSW

[2006] HIA NSW, Apartment Project of the Year Under 10 Storeys

06



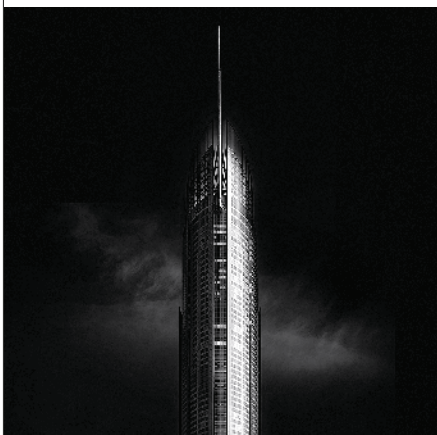
YVE
MELBOURNE, VIC

[2007] RAIA National Award, Residential Architecture, Multiple Housing | [2006] RAIA Victorian Architecture Awards, Harold Desbrowe-Annear Award | [2006] RAIA Victorian Architecture Awards, Victorian Architecture Medal

05

Q1
GOLD COAST, QLD

[2006] RAIA Queensland Architecture Awards, High Commendation | [2006] RAIA Gold Coast Regional Architecture Awards, Building of the Year



00



PALAZZO VERSACE
GOLD COAST, QLD

[2011] Conde Nast Traveller (USA) Reader's Choice Awards – Ranked 7th Best Resort, Oceania Region | [2011] Conde Nast Traveller (USA) Reader's Choice Awards – Ranked 2nd Best Resort, Australia | [2009] Hotel Club Best Hotel Queensland State | [2008] Australian Gourmet Traveller Awards, Best Luxury Hotel | [2008] HotelClub Awards – Voted one of Top Three Hotels in Australia, New Zealand and Pacific Islands | [2008] HotelClub Awards, Journalists' Choice | [2008] Luxury Travel Gold List Awards, Australia's Best Hotel | [2006] The Australian Travel and Tourism Awards, Admitted into 'Winners Circle' having won Best Luxury Hotel for last 2 years | [2006] HM Awards for Hotel and Accommodation Excellence, 5-Star Accommodation | [2005] Australian Tourism Awards, Luxury Accommodation | [2004] Australian Tourism and Travel Awards, Luxury Accommodation | [2004] Queensland Tourism Awards, Luxury Accommodation | [2003] Australian Tourism and Travel Awards, Luxury Accommodation Finalist | [2003] Queensland Tourism Awards, Luxury Accommodation | [2002] La Chaine des Rotisseurs, Award for Excellence to Vanitas | [2002] Queensland Tourism Awards, Luxury Accommodation Finalist | [2000] UDIA, Excellence in Marketing

98

SUNCITY
GOLD COAST, QLD

[1996] UDIA, Excellence in High-rise.



96



CARMEL BY THE SEA
GOLD COAST, QLD

[1997] UDIA, Excellence in High-rise

88



MALIBU
GOLD COAST, QLD

87

SANCTUARY COVE RESIDENCES
GOLD COAST, QLD

83

27 CABANA BOULEVARD
GOLD COAST, QLD



architecture as art

Montaine Residences presents a collection of 139 contemporary, family homes located in the heart of the established suburb of Mount Annan, in Sydney's growing South-West. Refined yet informal, mature landscaping creates an appealing connection with the surrounding neighbourhood and provides a soft, living frame for the striking architectural façades. The idyllic new neighbourhood will dedicate more than a third of the 5.5 hectare community to expansive open space, providing a sanctuary for recreation and relaxation.



ARTIST IMPRESSION, INDICATIVE ONLY.

Thoughtful planning is the cornerstone of this vibrant new neighbourhood.

Montaine Residences is located adjacent to two major shopping precincts, a short walk to local restaurants and only moments from nearby education, recreation and sporting facilities.

Life here embraces the warmth of neighbourhood spirit and the joy of the outdoors – encouraging activity, and a sense of belonging.



creating vibrant communities

ARTIST IMPRESSION, INDICATIVE ONLY.

A central philosophy of the masterplan is a considered approach. The collection of architecturally designed homes set a new standard for energy efficiency with each home achieving a seven-star or above efficiency rating by the Nationwide House Energy Rating Scheme (NatHERS), reducing energy usage and creating positive impacts for future residents and the environment.



ARTIST IMPRESSION, INDICATIVE ONLY.

architecture as art

Elegant finishes and thoughtful design are brought to life within the collection of three and four-bedroom duplexes and terrace homes, creating a flow of beautifully crafted spaces designed for modern living.

Each double-storey home is fully fenced and landscaped and features open plan living and dining spaces, premium kitchen, two bathrooms, guest powder room and generous storage. Ducted air conditioning is provided to the living area and all bedrooms.



ARTIST IMPRESSION, INDICATIVE ONLY.



ARTIST IMPRESSION, INDICATIVE ONLY.

a master planned community



ARTIST IMPRESSION, INDICATIVE ONLY.

architecture as art

The homes have been carefully designed to maximise natural light and breezes with large windows and glass sliding doors integrating the indoor and outdoor living areas.



ARTIST IMPRESSION, INDICATIVE ONLY.



ARTIST IMPRESSION, INDICATIVE ONLY.

inspiring interiors



ARTIST IMPRESSION, INDICATIVE ONLY.

From the welcoming main entry to the seamless flow of open plan living spaces, there is a sense of space and light that extends throughout the home to your private yard. Quality textures and soft neutral tones create a refined sophistication, from the rich softness of the carpet to the custom-made joinery. Select finishes, discreet storage solutions and understated colours create a contemporary canvas for your own personal style preferences.

Manicured garden settings frame the views from the kitchen, which features quality reconstituted stone benchtops, high-gloss cabinetry with ample storage and European stainless steel appliances.



ARTIST IMPRESSION, INDICATIVE ONLY.

inspiring interiors

Bathroom design is beautiful as well as functional, with custom-made vanities, stylish reconstituted stone benchtops and an impeccable selection of premium fittings.



ARTIST IMPRESSION, INDICATIVE ONLY.



This ultra-connected neighbourhood offers the ultimate convenience with two major shopping precincts and local restaurants only a short walk from each home. It is also perfectly situated at the centre of new growth and investments in Sydney’s South-West. Future investment in the region includes the new Western Sydney Airport and future North South Rail Line and South West Rail Link extensions which will connect Narellan through to the new airport.

- 01 / MOUNT ANNAN MARKETPLACE

02 / MOUNT ANNAN CENTRAL SHOPPING CENTRE

03 / MOUNT ANNAN LEISURE CENTRE

04 / BIRRIWA RESERVE

05 / AUSTRALIAN BOTANIC GARDEN

06 / NARELLAN TOWN CENTRE – SHOPPING AND DINING

07 / WESTERN SYDNEY UNIVERSITY, CAMPBELLTOWN CAMPUS

08 / CAMPBELLTOWN TAFE

09 / CAMPBELLTOWN TRAIN STATION
- 10 / FUTURE TRAIN LINK PROPOSED FOR NARELLAN

11 / MACARTHUR SQUARE SHOPPING CENTRE

12 / MACARTHUR TRAIN STATION

13 / CAMPBELLTOWN HOSPITAL

14 / FUTURE WESTERN SYDNEY AIRPORT*

15 / MOUNT ANNAN HIGH SCHOOL

16 / MOUNT ANNAN PUBLIC PRIMARY SCHOOL

17 / FUTURE CAMDEN MEDICAL CAMPUS
- * AIRPORT UNDER CONSTRUCTION AND SCHEDULED FOR COMPLETION 2026.

Sunland Group

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a central location

