



*Turn the key to the life you've always wanted
– at Montauk.*

15 Garnsey Way Catherine Park Estate Oran Park, NSW 2570
1300 855 775
WISDOMHOMES.COM.AU

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RESIDENCES



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The Montauk Residences By Wisdom Ready Built



*Images shown are to be used for illustrative purposes only.

Welcome to your piece of *luxury*

Be one of seven superbly designed luxury terraces, each encompassing the timeless Hamptons style.

Situated in the flourishing community of Catherine Park Estate in Sydney's South West, enjoy a place where people love to live, where the importance of quality is present in every street.

Impeccably thought-out and executed, you'll feel proud coming home to your Montauk townhome.

Your New Home



Elegantly landscaped and built with contemporary accents and premium inclusions – your brand-new home is waiting.

Each home has been carefully crafted to showcase a high standard design and functionality, while maintaining the best use of space and aspect.

Two separate open plan living areas are included for ample room for the whole family to enjoy. Luxury is not compromised at the Montauk Residences, with master en suites and walk-in-wardrobes.

Experience a large designer kitchen, placed at the heart of the home.

The spacious ground-floor family room adjoins the

outdoor leisure area for seamless entertaining.

Laundry rooms include maximum cabinetry. Meanwhile, the double garage can be accessed from the house and provides generous space for a workshop, office or extra storage.

Lifestyle For Any Stage of Your Journey

Everything is in place at the Montauk Residences.

Pristine streets are lined with flourishing trees in a beautifully designed community with plenty to offer.

Schools, shopping precincts, cafes and restaurants are nearby, as well as easy access to motorways and public transport.

Residences can enjoy an active lifestyle with many open grassy sports fields, playgrounds including - an off-leash dog park - along with kilometres of walkways and bike paths.

At Catherine Park Estate you can enjoy space to move and room to grow, all in a comfortable atmosphere.



Future Neighbourhood Centre



St Justin's Catholic Parish & Primary School



Family Friendly Facilities



St Benedicts Catholic College



Short drive to South West Rail Link with stations at Leppington & Edmonson Park



Kilometres of walking tracks & Nature Reserves



Paw Park



South Creek Reservation Area



Playing Fields

The heart of South West Sydney

Located between the newly upgraded Camden Valley Way and Oran Park Drive in Sydney's thriving Camden region, Catherine Park Estate is South West Sydney's newest community from Harrington Estates.

Upgraded roads now provide fast motorway connections to the M7 and M5 that lead into the city and other metropolitan areas.

Public Transport is plentiful at Catherine Park, with nearby local bus routes providing easy access to local shopping hubs. A mere 15-minute drive brings you to the train stations of Leppington, Campbelltown and Edmondson Park.



Recreation

- 1 Grandstand Park
- 2 Grand Prix Park
- 3 Gardener Reserve
- 4 Oran Park Podium
- 5 Camden Council Chamber
- 6 Camden Library
- 7 Catherine Park Oval
- 8 Robbins Park

Education

- 9 Oran Park Public School
- 10 Oran Park Anglican College
- 11 St Justin Primary School
- 12 St Benedict Catholic College
- 13 Harrington Park Public School
- 14 Swim School

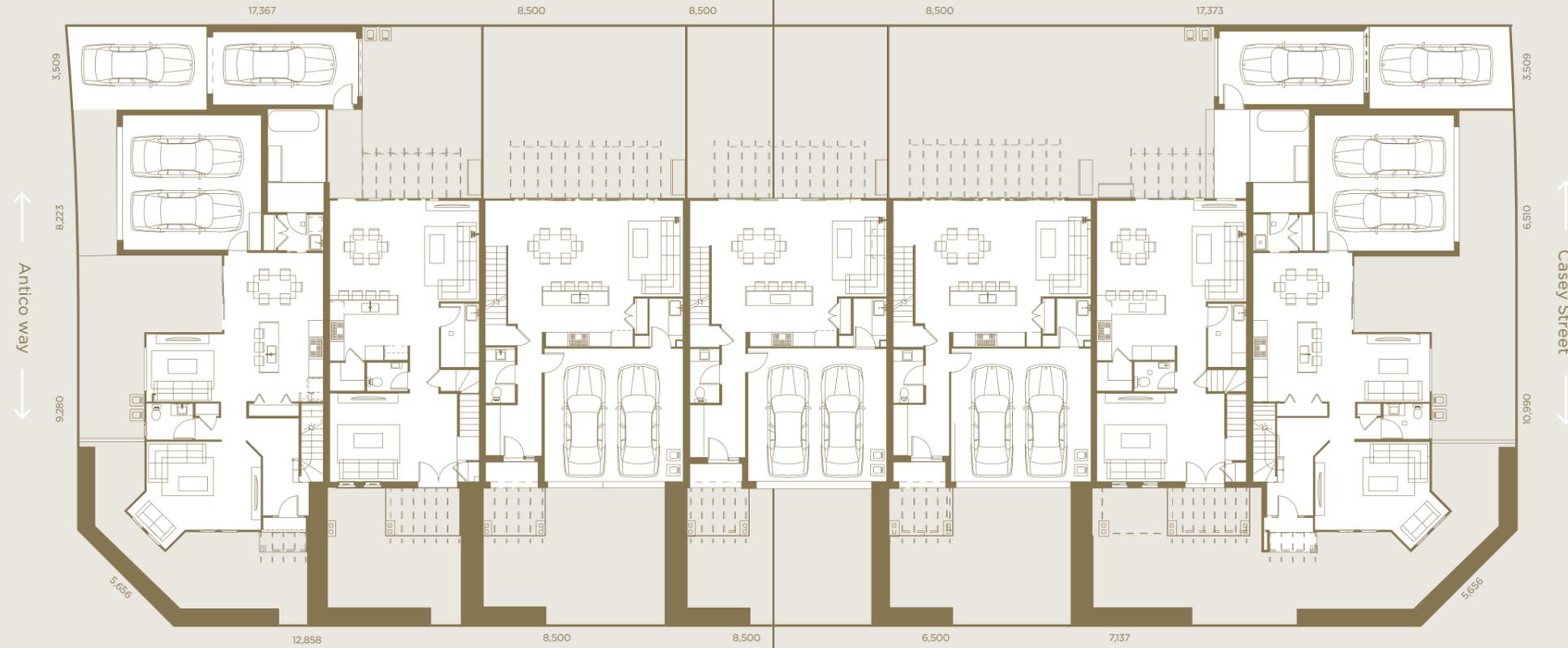
Dining & Retail

- 15 Woolworths
- 16 Bunnings
- 17 Restaurants
- 18 Gregory Hills Hotel
- 19 Harrington Park Shops (incl. Coles)

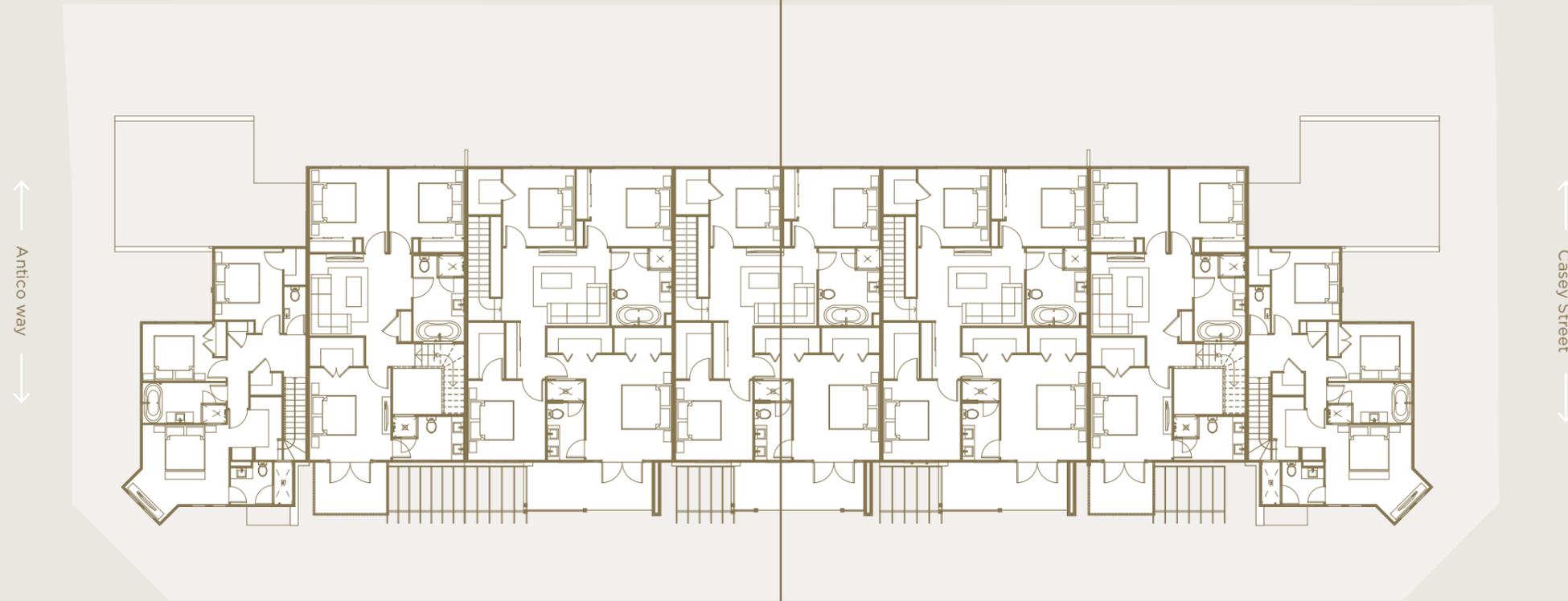
WISDOM Offices

- A WISDOM Head Office
- B WISDOM Sales Office
- C Catherine Park Estate

Ground Floor Plan



First Floor Plan



	Lot 107	Lot 106	Lot 105	Lot 104	Lot 103	Lot 102	Lot 101
Lot Size	215.37 m ²	200.04 m ²	212.49 m ²	212.48 m ²	212.50 m ²	200.87 m ²	231.18 m ²
House Size	204.08 m ²	195.77 m ²	220.04 m ²	220.04 m ²	220.04 m ²	195.77 m ²	204.08 m ²

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Inspiring Essentials, Package Inclusions

Each townhome includes a high-level of inclusions to bring you a stylish, well-built home.

Chef's kitchen package

Expanded kitchen package includes:

- 40mm Caesarstone bench top with waterfall panel to island bench
- Decorative tile splashback
- Bulkhead over cupboards
- Soft close drawers and cupboards
- Stainless steel ILVE appliances
- 900mm freestanding cooker
- Undermount sink
- Dishwasher
- Microwave

Bathroom indulgence package

Expanded bathroom package includes:

- Full height tiling (2 walls only)
- Tiled shower and shower niche
- Semi frameless shower screens throughout
- Posh Solus freestanding 1700mm bath tub
- Designer floating vanities with 40mm Caesarstone top

Internal fittings

- 2590 high ceilings to ground floor
- 2590 high ceilings to first floor
- 2340 high stacker door
- 2340 high front door (clear glazed and clear timber finish) - designer bar handle
- Bar handles to kitchen pantry, linen and hung robe doors
- Taubmans 3 coat paint system
- Hamptons styled staircase including feature newel posts and stained bottom tread
- Security alarm system with LCD code pad
- Ducted air conditioning
- Ceramic tiles to entry, foyer, kitchen, dining and leisure rooms
- Instantaneous hot water system
- Complete landscaping package

For a full list of inclusions, speak to your sales consultant.





When are you moving in?

The Montauk Residences are ready and waiting
- all that's missing is you.

Contact WISDOM today to make
your Montauk Residences dream a reality.

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