



# MONUMENT

*on Montgomery*





## A Monument to Metropolitan Living in Kogarah

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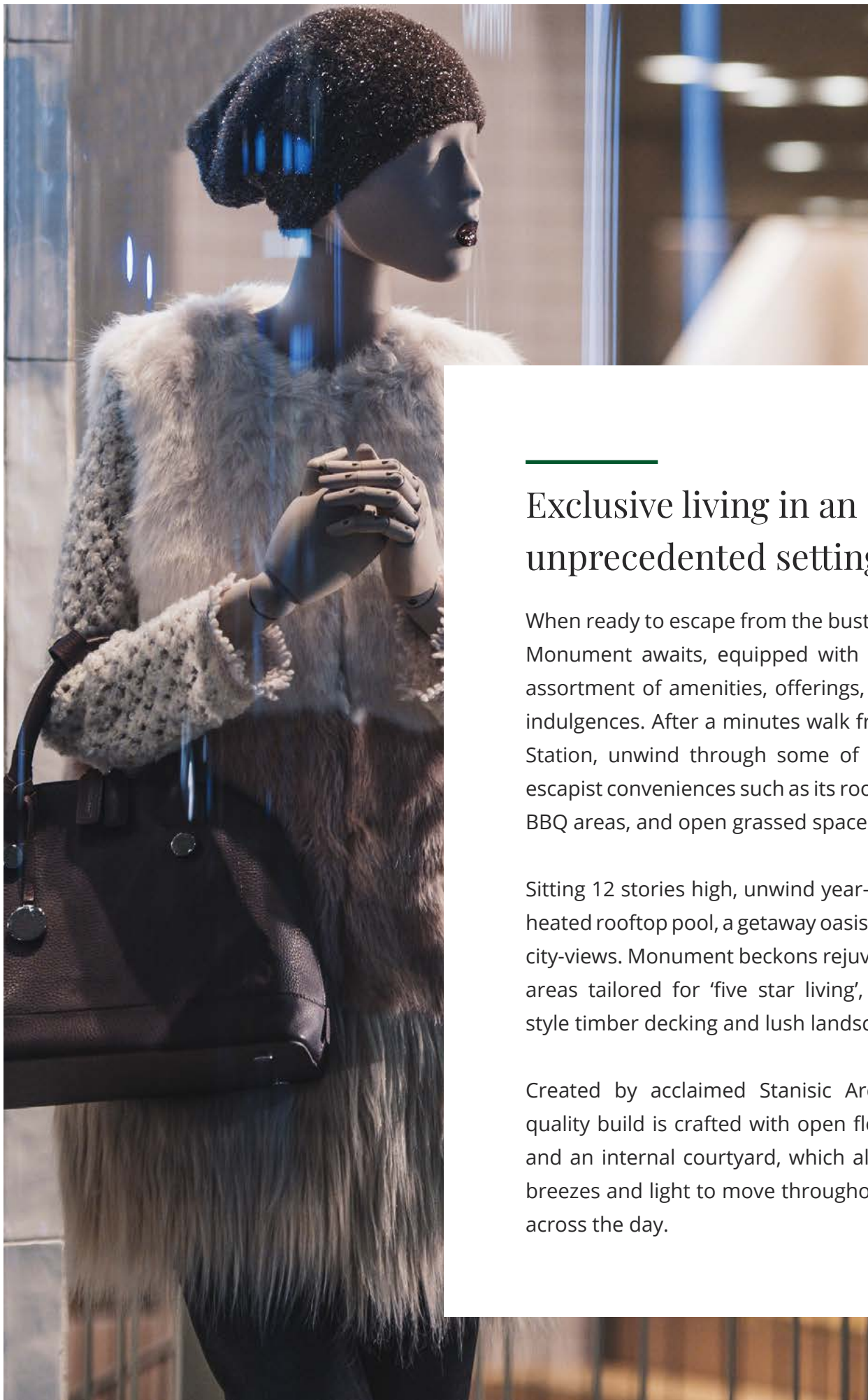


## Convenience on Kogarah's main street!

A testament to superior craftsmanship, Monument newly presents the opportunity to capture cosmopolitan quality living in the heart of Kogarah, Sydney. Perched in the epicentre of Kogarah's main street, Monument's unique offerings and unrivalled location render it a rarity in the Sydney property landscape.

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## Exclusive living in an unprecedented setting

When ready to escape from the bustle of the city, Monument awaits, equipped with an exclusive assortment of amenities, offerings, and lifestyle indulgences. After a minutes walk from Kogarah Station, unwind through some of Monument's escapist conveniences such as its rooftop terrace, BBQ areas, and open grassed spaces.

Sitting 12 stories high, unwind year-round in the heated rooftop pool, a getaway oasis with endless city-views. Monument beckons rejuvenation with areas tailored for 'five star living', with resort-style timber decking and lush landscaping.

Created by acclaimed Stanasic Architects, the quality build is crafted with open floor planning and an internal courtyard, which allows natural breezes and light to move throughout the space across the day.

# Indulge in convenience & comfort





# A rare position within Kogarah!

Cronulla - 12.5km

Sylvania

Botany Bay Yacht Club - 4km

Carss Park - 3.5km

Kogarah Bay

Park Beverly Golf Club - 1.6km

Jubilee Stadium - 1km

Westfield Hurstville - 3km

St George Private Hospital  
St George Public Hospital - 200m

Kogarah Library &  
Service Centre - 200m

TAFE NSW - 6m

St George Bank  
Head Office - 60m

Kogarah Town Centre  
Kogarah Train Station - 200m

TAFE NSW - 300m

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Kogarah High School - 400m

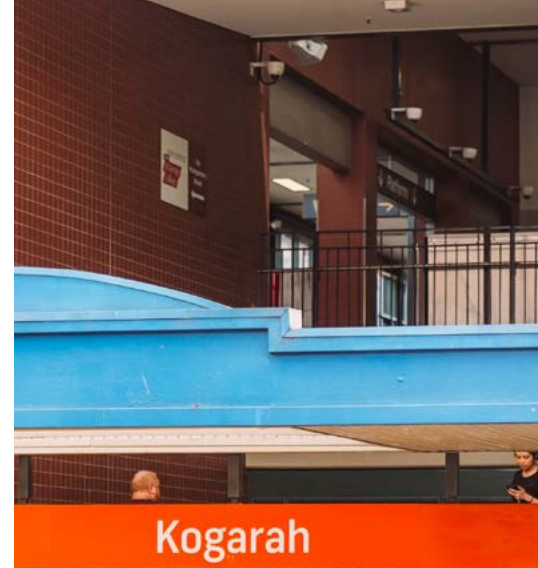




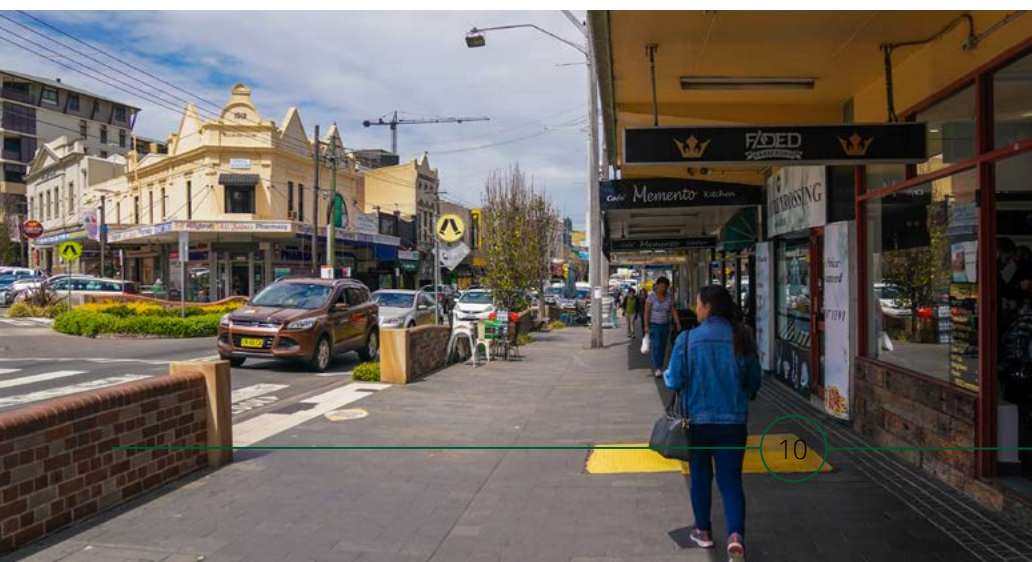
live on the best  
street within  
this bustling  
urban centre

A vibrant hub of retail, cafes, commercial and various eateries, equipped with a train station with direct and connecting lines across Sydney, Kogarah reflects the energy of the city at its best. A future Kogarah landmark, Monument is a coveted opportunity to enter the residential landscape in one of Sydney's rapidly developing elite urban centres.

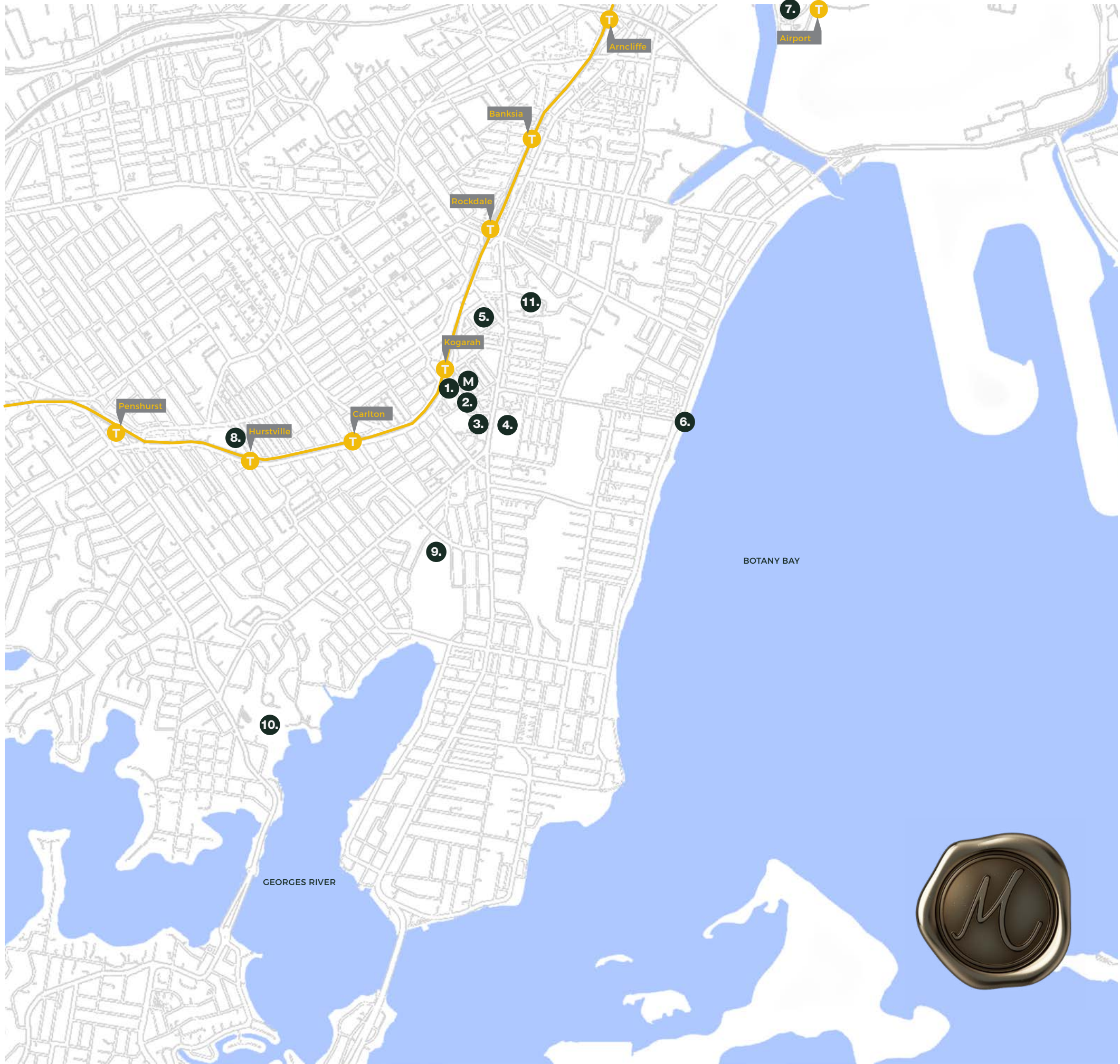




Have it all on hand,  
Reach only as far as your doorstep







# At the centre of Kogarah’s conveniences

Located only a short eight-stops from Sydney CBD, Kogarah is one of Sydney’s growing in-demand urban hubs. Long established as a key centre of Sydney’s inner-city network, Kogarah is an expanding centre of state significant assets that include St George Hospital, local schools, and TAFE NSW St George Campus.

The bustling vibe of Kogarah’s main street is fuelled by an array of boutique eateries, coffee communities, and local retail opportunities. Inner-city living has never been easier with the accessibility of a Woolworths located just at the end of the road. Statement living in the heart of Kogarah, Monument rests at the centre of Kogarah’s conveniences.

**M. MONUMNET**

1. Kogarah Train Station & Kogarah Town Centre

2. TAFE St George Campus

3. St George Private and Public Hospital

4. James Cook Boys Technology High School

5. St George Girls High School

6. Brighton Le-Sands Beach

7. Sydney Airport

8. Westfield Hurstville

9. The Park Beverley Park Golf Club

10. Carss Park

11. Rockdale Plaza



# Discover the luxuries of South Sydney

Unrivalled in its location on Kogarah's main street, residences of Monument will enjoy their space and private luxe amenities while engaging with the wider world with ease. Discover what's on offer just a stones throw away.





# Statement living in the heart of Kogarah

Sydney CBD - 15km

Sydney Airport - 5km

Kogarah Golf Club - 4km

Bayside Plaza - 2.5km

Brighton-Le Sands Beach - 2km

Botany Bay

Rockdale Plaza - 1km

Rockdale Bicentennial Park - 1km

Kogarah High School - 400m

St George Bank  
Head Office - 60m

Kogarah Town Centre  
Kogarah Train Station - 200m

St George Private Hospital  
St George Public Hospital - 200m

TAFE NSW - 6m

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# soaked in natural light

*"I wanted to create an environmental prism, a cubic form, that responds to its location between the city and the bay.*

*With living spaces filled with ribbons of light.*

*The central courtyard is a very special place; a welcoming space, animated with plants and walkways, a green space that opens out to capture the sun.*

*It is an invigorating and refreshing space, a green lung for residents that functions as a sink of cool air.*

*The building is capped with a rooftop garden, a leisure platform, for residents and visitors with spectacular, all-round views of the district and the city."*

- Frank Stanisic, Design Architect







# Sydney's Future CBD Landmark

- ✔ Rare Opportunity
- ✔ Future Expansion
- ✔ Landmark Building

Monument presents a rare opportunity to invest in the long-term growth and expansion of Kogarah. With unrivalled positioning on Kogarah's main street, and founded in quality craftsmanship, Monument is guaranteed to grow as an enviable residential base. Marked as a central point of continued

Sydney development, Kogarah will soon be further integrated as a central point of a future CBD, as plans for the Kogarah Town Centre and Train Station are earmarked for major redevelopment. Monument thus represents an opportunity to secure an investment in the future prosperity of the suburb.



# Vision for Kogarah 2030

## Vision Objectives:

- The new vision aims to leverage Kogarah's existing opportunities in ways that position the area for success. The vision aims to enhance Kogarah's standing as a innovative, smarter city and supports its potential to attract world-class research and multi-national investment. - *Kogarah Health Education and Innovation Precinct Investment Attraction, Vision and Strategy – Georges River Council 2019*
- Become a nationally recognised precinct for health, education and innovation;
- Leverage Kogarah's demographic and locational opportunities;
- Increase connectivity to and within Kogarah;
- Enable jobs creation and enhanced innovation;
- Attract a demographic of students to the area;
- Develop opportunities for an enhanced night time economy.

## Key Future Infrastructure projects

- ✔ Committed motorway M5 to Kogarah
- ✔ Kogarah identified as a Strategic Centre (Health and Education Precinct)
- ✔ Train Link/Mass Transit identified for investigation in 10-20 year time frame Between Kogarah and Parramatta
- ✔ Light rail investigation between strategic centres



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## superior architecture

With interior's that reflect a modern metropolitan aesthetic and luxury amenities, Monument pairs exclusive living with the convenience and the urban vibe of Kogarah. Monument is an intrinsic part of the energy of Kogarah with multiple ground-floor retail spaces set to launch.

Live only minutes from Kogarah Station from where greater Sydney is only a short ride away, or stay closer to home amongst the bustle of Kogarah's burgeoning community of restaurants, boutiques, and coffee culture.







*Artist Impression*

## When it's time to unwind

Envisioned as an extension of the urban landscape it sits within, Monument's open plan living and general interiors align with modern metropolitan aesthetics. Represented by clean lines paired with natural textures, Monument interiors reflect a colour palette rooted in restful cool tones and shades. Designed

to blend indoor living with outdoor entertainment, interiors are deliberately constructed to maximise space, light, and ventilation. By integrating classic finishes with a modern metropolitan aesthetic, interiors reflect a timeless design set against quality craftsmanship.





## Attention to Detail

Crafted around quality living, Monument allows residents to relax in comfort with ducted air-conditioning, natural lighting, and LED downlights. A customisable environment, adjust light and

temperature to suit and indulge in the freedom of choice. Savour in an abundance of space with open and clear floor plans, and soak in the serenity of masterful interior design.





## Effortless Entertaining

Reign as culinary master in a Monument kitchen, with polished stone benchtops and herringbone-tiled splashbacks set against natural, calming tones. Guarantee effortless entertaining with a complete outfit of stainless steel appliances, essential for generous entertaining or everyday dining.











## Unwind in luxury

Unwind in the indulgence of your modern chic bathroom, with chrome fixtures, polished-stone vanity surfaces, and mirrored shaving cabinets. Refresh and relax amongst luxury finishes and the calming aesthetic.





*Artist Impression*

A sanctuary set above the skyline





*Artist Impression*

## fragrant vegetable gardens

Partnering the convenience of city living with the tranquillity of exclusivity, Monument offers a series of luxe communal amenities. Created to reflect the tone, style, and atmosphere of resort-style living, the rooftop terrace and heated pool offer endless horizon and Sydney CBD views year-round. Styled

amongst lush landscaping, the terrace and pool are framed with wide timber decking, plush seating, and fragrant vegetable gardens. Host and entertain in the open-air BBQ area, or retire to the quiet of the shade and be immersed in the peace of a rare inner-city oasis.

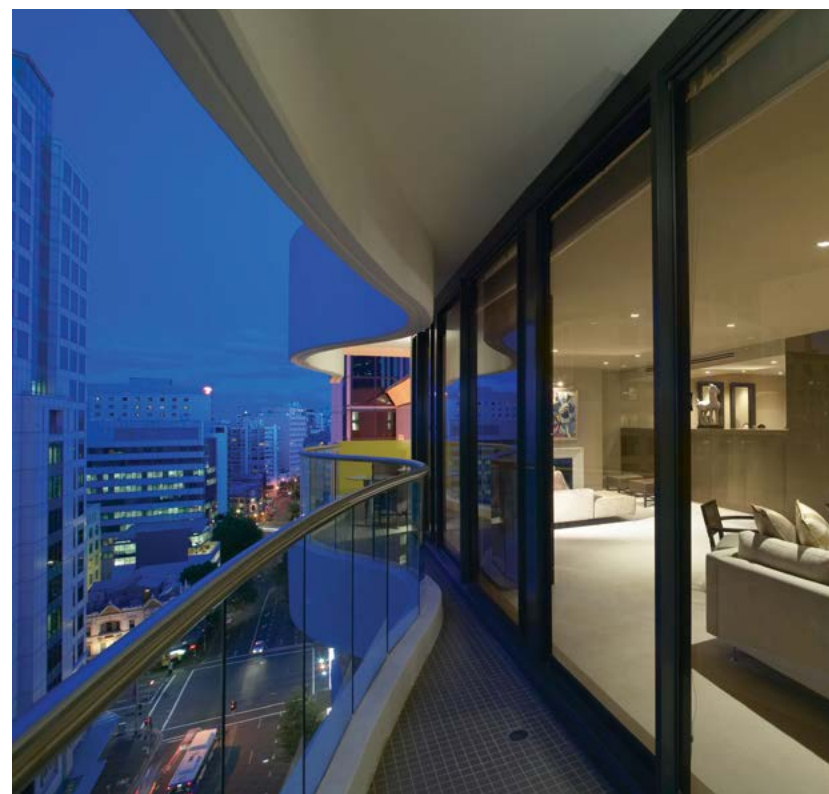




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