

THE  
MADISON  
*Residences*

130 - 140 PRINCES HIGHWAY, ARNCLIFFE

An aerial photograph of a coastal town, likely Arncliffe, taken during sunset. The foreground is dominated by a dense forest of green trees. In the middle ground, a residential area with numerous houses and buildings is visible. Beyond the town, a large body of water, Botany Bay, stretches across the horizon. The sky is filled with dramatic, colorful clouds in shades of orange, pink, and blue, with the sun low on the horizon. The overall scene is peaceful and scenic.

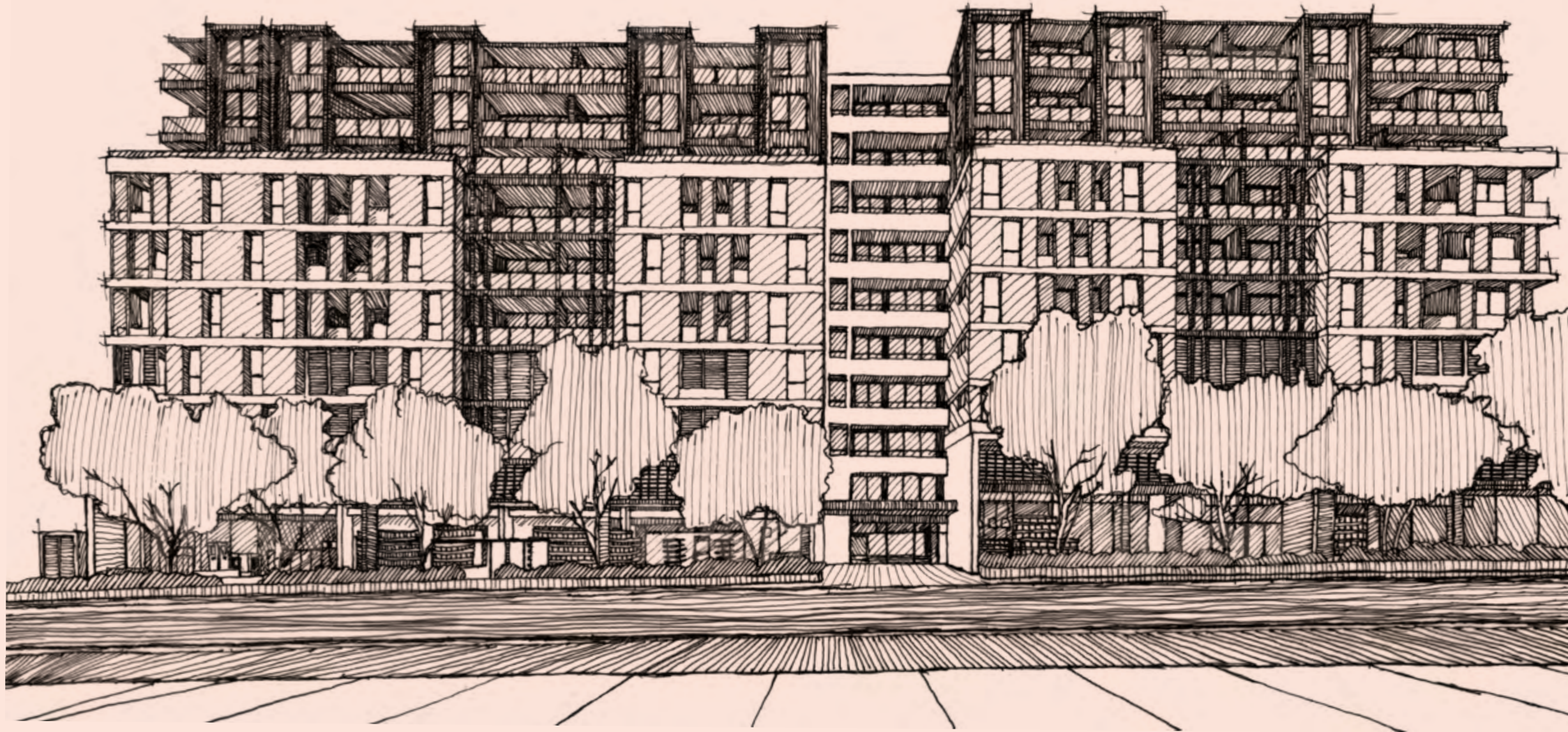
## A LIFETIME OF POSSIBILITY

Breathing new life into the evolution of Arncliffe, The Madison stands apart. Stone feature, glass balconies and charismatic grey give it timeless street presence. Spread over 10 levels, each apartment is oriented to maximise light flow and views of Botany Bay, surrounding tree-lined streets or the city skyline.

## ARCHITECTS STATEMENT

The exterior with its robust composition of materials will stand out from its neighbours making it an iconic addition to the area. With its grand entrance, The Madison offers a luxurious entry point into your own private oasis. All the residences draw on the positive attributes of the site, whether it's a northerly aspect or views towards Botany Bay. Extending beyond the apartments is a large communal open space area tucked away at the rear of the site that will offer residents a tranquil green space with BBQ facilities, kids playground and seating.

Jim Apostolou - Architect  
Loucas Architects



A handwritten signature in blue ink, likely belonging to Jim Apostolou, the architect mentioned in the text.



## **WHY LIVE HERE ?**

Change is happening fast. The Arncliffe we know today will continue to grow. It offers all the possibility of the Inner East and Inner West without the price tag. Accessible, undervalued and geographically vital, it's a central node to the airport, Inner West and CBD as its gravitational centre shifts south. From its vibrant Inner South springboard, Arncliffe is transforming into a lively, green village within 15 minutes of Central Station. Location, connection and future job growth in Bayside make this a once in a generation opportunity in Sydney's Tech Central.

## **DEMOGRAPHICS**

Bayside population will grow from 176,487 to 195,269 by 2041, a substantial proportion of which will be in the 25-40 age bracket. A vibrant multi-cultural suburb drawing in residents from the Inner West.

## **NEIGHBOURHOOD**

Bayside is benefiting from \$250 million of infrastructure and amenity upgrades, including millions being allocated to new green space and parks. More than 1,000 new trees will be planted in the Arncliffe Priority Precinct. Town Centre and Princes Highway upgrades are in progress as Arncliffe's vibrant food scene continues to go from strength to strength.



Future  
Greenspace  
3 min 🚶

Cahill Park  
3 min 🚶

Sydney  
Domestic  
Airport  
10 min 🚗

Sydney CBD  
19 min 🚗

Surry Hills  
15 min 🚗

Marrickville  
12 min 🚗

IKEA Tempe  
9 min 🚗

Sydney  
International  
Airport  
4 min 🚗

Kogarah  
Golf Club  
4 min 🚗

Arncliffe  
Park  
3 min 🚗

Barangaroo  
20 min 🚗

Wolli Creek  
Retail Precinct  
3 min 🚗

Central 🚆

St Peters 🚆

Sydenham 🚆

Tempe 🚆

Wolli Creek 🚆

Westfield  
Eastgardens  
12 min 🚗

Marsh Street  
M5 Motorway

Brighton Le Sands  
Beach and Retail  
8 min 🚗

Arncliffe 🚆

## SHOPPING

Within walking distance of an IGA, international grocers and world-class bakeries, The Madison is a short drive from the extensive services of Westfield Eastgardens and artisan produce of Marrickville Markets.

## DINING & DRINKING

Newtown's plethora of dining options are close at hand, but Arncliffe itself is a small suburb full of big flavours. Traditionally home to some of the best Lebanese and Macedonian food in Sydney, Arncliffe also hosts excellent cafes, award-winning butchers and a contemporary Asian smokehouse.

## WORK

At the axis of the CBD, airport, and Port Botany, Arncliffe is perfectly positioned for extensive employment opportunities. It's only a few minutes from the strategic employment hubs of Kogarah and Hurstville. Excitingly, the new generation-defining Tech Central development is only five train stops away.

## ENVIRONMENT

1,000 new trees, 24 hectares of open space and tens of millions of upgrades to local parks, combine with commitments to the clean waterways and beaches. Arncliffe is going green.

## PLAY

A round of golf at Bardwell Park or Kogarah, walking the dog along the Cooks River foreshore, or some five-a-side after work on Arncliffe Park's full-size FIFA-quality synthetic soccer field, Arncliffe has your sporting needs covered. The suburb also features a growing mix of gyms, yoga

## RELAX

Beach life beckons at Brighton-Le-Sands, while the netted swimming area at Kyeemagh, public pools at Kogarah and Bexley, and nearby jet-ski and kayak hire let you live life aquatic.

## CONNECT

Well-connected to the city, the state, and the world, Arncliffe boasts convenient transport links and enviable commute times. 5 minute walk to Arncliffe Station, 8 minute drive to the beach, 15 minute train ride to Central and 4 minute Uber to the airport.



### ARNCLIFFE STATION

3 min  5 min  3 min 



### SYDNEY DOMESTIC AIRPORT

10 min  9 min 



### SYDNEY INTERNATIONAL AIRPORT

4 min  20 min  9 min 



### WESTFIELD EASTGARDENS

12 min  33 min 



### ARNCLIFFE PARK

3 min  11 min  6 min 

### KOGARAH GOLF CLUB

4 min  20 min  6 min 

### IKEA TEMPE

9 min  30 min  13 min 



### BRIGHTON LE SANDS BEACH

8 min  41 min  12 min 



### ARNCLIFFE CAFES & RETAIL

3 min  10 min  5 min 



### NEWTOWN RETAIL & DINING PRECINCT

12 min  22 min 

### MARRICKVILLE METRO

12 min  20 min 



### CAHILL PARK TENNIS CENTRE

3 min  14 min  5 min 



### WOLLI CREEK RETAIL & DINING

3 min  12 min  5 min 



Artist impression of The Madison along Princes Highway

Glass balconies and privacy screens magnify the space in each apartment, giving you freedom to wander in and out or entertain in laidback style.

Retail outlets at ground floor are a handy option to grab and go. A purpose-built mail room securely houses your online deliveries and large gardens at the rear amp up the community vibe.



## COMMUNAL AREAS

Community is the thread of life. The Madison's courtyard garden gives you access to a private green space that's entirely for residents.

Meet your neighbours or take the kids out to play in your new kids playground, gather with friends for a barbecue and soak in the lush green surrounds. Built-in barbecues, shady pockets and seating create an intimate ambience for The Madison residents and their guests to enjoy.

## GENEROUS SPACES, EXPANSIVE VIEWS



Artist impression of a living area with views towards Botany Bay

Open, inviting living spaces radiate natural light with floor-to-ceiling glass sliders that give seamless alfresco flow. Functionality and flow are heroes, with natural tones and intuitive spaces ready to make your own.

A balcony amplifies the spaciousness, giving you room to entertain or chill out against a city skyline or Botany Bay backdrop. Kasta home automation controls the lights and climate (upgrades available for additional controls).

## FOR ENTERTAINING AND THE EVERYDAY



Artist impression of an island kitchen in light colour scheme

Refined yet practical, spacious yet compact. Stone benches top the kitchen, fitted out to cater for a quick bite or a milestone meal. A mosaic tile splashback, Parisi fixtures and polyurethane cupboards reflect its designer style.

Live appliances, timber veneer finishes and LED lights complete your streamlined kitchen, created for ease of use.



Artist impression of an island kitchen in dark colour scheme



Artist impression of an apartment in light colour scheme



Artist impression of an apartment in dark colour scheme



Artist impression of a bedroom with views towards Botany Bay

# SMART LIVING

Control your environment in one touch. Kasta home automation puts the power in your hands with app control of your living area lights and whole-home air conditioning. Turn your lights, heating and cooling on or off in one tap without getting out of your seat.

Personalisation and upgrades to your Kasta system are available, to tailor your home room by room.

Arc Energy puts the power in your hands. Access, reduce and control your home energy use so you're at the helm of your efficiency, bills and consumption.

Dedicated GoZero car share electric vehicles supplied by Arc Energy wait in allocated basement spaces for you. Simply book, unlock and go.

On-site EV charging stations make it effortless to power your vehicle and reduce your planet footprint.



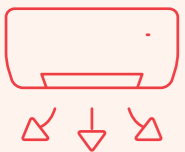
Controlled by touch screen or your own mobile device



Keyless entry & contactless entry to building



Onsite Building Manager



Automated Air-conditioning



Automated Lighting



Intercom for enhanced security



Secure Package Storage Room



Electric Vehicle (EV) Charging Station



Car Share service for residents



Artist impression of a living space with views towards the city



## WORKING FROM HOME IS THE NEW HUSTLE

Find your new work hub in your dedicated study space in your apartment. An integrated timber-style desk gives you all the room you need to set up your home office, knuckle down and zip through your to-do list. Floating shelves offer smart storage, data points keep you connected and a highlight window filters uplifting natural light and fresh air to keep you focused.



**FRESH,  
REVITALISED**



Beautiful, simple design defines each bathroom. Parisi bathware includes the vanity, cabinet and fixtures for enduring quality.

A terrazzo style feature wall anchors the space, while walk-in showers and vertical subway tiles complement the clean-lined finish.

# ARNCLIFFE, THE NEW NOW

In a blooming pocket of Sydney between Botany Bay and Cooks River, a new urbanscape is emerging in Arncliffe.

Relish its central setting, coloured with natural pockets, renewed street fronts and culinary discovery.



## Yan Restaurant WOLLI CREEK

– Yan Restaurant, just down the road in Wollli Creek. A contemporary Asian smokehouse. 3 mins by car & 12 mins by foot.

## The Sausage Factory DULWICH HILL

– Get stuck in to the best The Sausage Factory has to offer in under 13 mins drive.



## Westfield EASTGARDENS

– Everything a Westfield has to offer in under 12 mins. Banking, supermarkets & retailers.

## Dining & Retail Precinct NEWTOWN

– Newtown offers choice & vibrancy in its dining and retail scene in under 12 mins by car.



## Marrickville Markets MARRICKVILLE

– The energy & organic vegetable action awaits you at Marrickville Markets, in around 12 mins drive.



## Messina BRIGHTON LE SANDS

– Ice cream does not come with a higher pedigree than Gelato Messina. 8 mins drive.



## Arncliffe Park ARNCLIFFE

– Arncliffe Park's new synthetic field of 100-metres by 64-metres has been designed to meet the NSW Football and FIFA requirements.



## Beach, Recreational, Retail, & Dining BRIGHTON LE SANDS

– 9 mins to Brighton Le Sands Beach and Retail Precinct.



## Sydney Airport MASCOT

– Lock & Leave lifestyle with Domestic & International Airport a simple 4 mins by car/Uber – with no flightpath impact.

## Kogarah Golf Club ARNCLIFFE

– Founded in 1928, Kogarah Golf Club is less than 10 mins by car.



## Espresso Haus ARNCLIFFE

– Local Café Espresso Haus. Only minutes away.



## Middle Eastern Delights "Take your pick" ARNCLIFFE

– Minutes away from the sort of food people travel for hours to taste. Said Pastry, El Zahraa Bakery, Elzein Bakery on your doorstep.

# UNLOCK THE FUTURE

Welcome to your best life.

Located just 9km from the CBD, Arncliffe is Sydney's undiscovered Bayside gem. A vibrant and diverse community bordered by nature's beach and river playgrounds, yet only a stone's throw from the unlimited hospitality options of the buzzing inner west.



- 1 Cahill Park walk and cycle trail
- 2 Rowers On Cooks River
- 3 The Grand Eastlakes Shopping Centre
- 4 Marrickville Metro
- 5 Brighton Le Sands Beach
- 6 Newtown Retail Strip

With Central Station only 15 minutes away by train, but beaches, waterways and national parks on your doorstep, Arncliffe makes the elusive work-life balance achievable. Imagine the convenience of living 4 minutes from the airport, without being impacted by the flight-path. Being less than 20 minutes from all the delights of Australia's biggest city, while residing in a brand-new apartment unparalleled for design and build quality.



- 1 Ramsgate Markets
- 2 Westfield Eastgardens
- 3 Messina Brighton Le Sands
- 4 Arncliffe Train Station
- 5 Netstrata Jubilee Stadium
- 6 The Sausage Factory Dulwich Hill

CREATED FOR YOU BY...

Builder & Developer  
**WYNN CONSTRUCTION GROUP**



Delivering a complete construction service from concept to completion, Wynn Construction Group is a proven developer with a strong history spanning over 40 years.

Designed with residents in mind, Wynn Construction Group is dedicated to delivering a high-quality product centred on excellence, value and durability.

HURSTVILLE  
**TREACYS PLACE**



HURSTVILLE  
**ADORA**



KOGARAH  
**K APARTMENTS**



Architect  
**LOUCAS ARCHITECTS**



A Sydney architecture studio, Loucas Architects is committed to designing distinct developments. Bringing almost 20 years expertise, Loucas Architects have a diverse portfolio including high-end residential and commercial projects.

Sales & Marketing  
**LINK**



LINK is renowned as Australia's leading property sales and marketing agency. With more than 30 years industry experience and over \$5 billion in sales, LINK puts the consumer in the centre of its decisions - offers a true end-to-end experience for what is generally one of the most important decisions people make in their lives.

Energy  
**ARC ENERGY**



Arc Energy was established in response to the growing demand from Australian businesses and Strata Communities for transparent energy solutions that reduce energy costs. They are dedicated to reshaping Australia's energy landscape by bringing customers into the innovative world of Embedded Networks and providing a range of solutions that deliver sustainable, affordable and future-proof outcomes.

Home Automation  
**KASTA TECHNOLOGY**



KASTA technology provide smart, simple control solutions. Designed in Australia to suit Australian lifestyles, their home automation gives you flexibility and connectivity. KASTA enhances your lifestyle, drawing on over 100+ combined years of experience in the technology, residential and commercial development industries.

Fixtures & Fittings  
**PARISI**



Parisi vision has always been to create and curate the ultimate range of interior products; a range offering a harmonious blend of design and quality. Parisi products are made in state-of-the-art facilities, using components and materials sourced from the world's best suppliers. Rigorous design testing and quality controls ensure Parisi products should function well in excess of their lengthy warranty periods.

Appliances  
**ILVE**



Handmade in Italy for more than 60 years, ILVE is passionate about bringing its unique brand of Italian hand craftsmanship and unrivalled attention to detail to the homes and professional kitchens of Australia. ILVE's elegant design and timeless aesthetic is perfectly suited to The Madison Residences' vision for enduring quality and style.



Artist impression of a winter garden

THE  
**MADISON**  
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1300 996 626

[www.themadison.com.au](http://www.themadison.com.au)

**WYNN**  
CONSTRUCTION GROUP

**LINK**

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