

HERMITAGE  
ENGADINE





# VISION

## Lush *tranquillity* awaits

Life moves to a different beat in the leafy paradise of Engadine. An ever-evolving locale renowned as a thriving natural wonderland, living in this outdoor-orientated oasis is about embracing the beauty of nature without compromising access to everyday conveniences.

Hermitage, a brand new boutique development with a range of 1, 2 and 3 bedrooms apartments, invites you to immerse yourself in this lush tranquillity. With a choice of ground floor garden, elevated and penthouse apartments, each is blessed with either city, national park or district views. You'll soon be able to spend your leisure time hiking or cycling the trails of the Royal National Park and Heathcote National Park or making the most of easy access to local shops, cafes and restaurants. It's also under 25 minutes to pristine beaches, and the Sydney and Wollongong CBD are within reach via nearby train networks.

Centrally located, Hermitage is the first of its kind in Engadine. Highly specified and boasting a variety of floorplans and aspects, you can buy off the plan and be part of the highest quality development this community has seen.





## BUILDING FEATURES

### *Quality and flexibility*

Set across two buildings of five levels and four levels, subtle, neutral exteriors complement the leafy surrounds. A memorable first impression is assured with the striking foyer too. Layered with textures, concrete finishes are paired with a recycled timber feature wall and reclaimed railway sleeper timber seating. This is softened by greenery, with planting that reflects the nearby connection to the great outdoors. Black and white framed images are a nod to Engadine's important history - a reminder of how far this suburb has come with Hermitage.



Bedrooms enhanced by *textural* carpets and *sheer* drapes.

## APARTMENTS / DESIGN SPECIFICS

### *At one with nature*

Boasting a range of apartment configurations, all with fully ducted air-conditioning, ample storage and private, secure parking, each is awash with warm wooded tones and enriched by earthy materials to reflect Hermitage's connection with nature.

Recycled timber accents are paired with contemporary finishes, with soothing hues ever-present throughout. Smeg appliances deliver effortless everyday cooking in the designer kitchens, with the Cloudburst Concrete Caesarstone benches and splashbacks anchoring these contemporary culinary havens. Relax or entertain in the open and airy living and dining zones that flow onto generously proportioned balconies, with the bedrooms enhanced by textural carpets and sheer drapes. Bathrooms emboldened by integrated stone and timber vanities, freestanding baths and Parisi fixtures also fulfil the promise of rejuvenation in these restful apartment sanctuaries.

# □ LOCATION

## *All-access pass to every essential amenity*

Less than a 40 minute drive from both the Sydney and Wollongong CBD, this urban oasis offers the best of both worlds. Not only are you nestled in the heart of bushland, with The Royal National Park to the east and Heathcote National Park to the west, but in under 25 minutes, you can be sunning yourself on the golden beaches of South Cronulla or the Illawarra.



□ Fancy an all-day breakfast, specialty coffee or delicious burger for lunch or dinner? The Big Red Café, located in the heart of Engadine, will meet your taste-bud needs. For a family-friendly dinner outing, try Jimbob's Restaurant.

Along with national supermarkets Coles, Woolworths and Aldi, a host of local speciality retail stores and services line the main street and await at Waratah Arcade and Engadine Central. From fashion and homewares to beauty and hairdressing, health and wellness, it's all here, along with cafes, fast food outlets, patisseries and more.





SYDNEY CBD



CRONULLA BEACH



NATIONAL PARK



**01  
MIN**

WALK TO THE MAIN SHOPS AND  
ENGADINE TRAIN STATION

**02  
MIN**

WALK TO ENGADINE  
TOWN PARK

**04  
MIN**

WALK TO ENGADINE PRESCHOOL  
AND PRESTON PARK

**09  
MIN**

WALK TO THE ROYAL NATIONAL, ENGADINE  
PUBLIC SCHOOL AND ST. JOHN BOSCO  
CATHOLIC PRIMARY SCHOOL

**10  
MIN**

WALK TO ST. JOHN BOSCO  
COLLEGE AND ENGADINE  
BOWLING CLUB

**11  
MIN**

DRIVE TO HEATHCOTE  
NATIONAL PARK

**12  
MIN**

DRIVE TO WESTFIELD  
MIRANDA

**16  
MIN**

DRIVE TO SUTHERLAND  
HOSPITAL

**22  
MIN**

DRIVE TO STANWELL PARK AND  
SOUTH CRONULLA BEACH

**40  
MIN**

DRIVE TO WOLLONGONG  
AND SYDNEY CBD



## AREA AND SURROUNDS

### *Bushland Paradise* within reach of the CBD

Approximately 30km south of the Sydney CBD, Engadine is right at home with its nature's wonderland label. Bordered by the Royal National Park and Heathcote National Park, this bountiful bushland paradise infused with an abundance of native trees, waterfalls and rolling sandstone slopes and cliffs is an eco delight. Attracting those wanting to capture spectacular views across the Sydney Basin from its southern edge, people also come here to experience beautiful local landmarks including 'the Needles', 'the Blue Lagoon' along the Woronora River, and the Engadine Wetlands.



A short drive from Engadine will also deliver you to the beautiful beaches of Cronulla and the Illawarra. Settle on the large, grassed area that forms a natural amphitheatre above the sand and sea of South Cronulla and tuck into some fish and chips. Stanwell Park Beach, one of the most photographed stretches of sand in Australia, is another coastal choice to take advantage of. Nestled beneath the escarpment off the Grand Pacific Drive, this sprawling reserve is ideal for beachside BBQs. While you're in the region, stop into the historic Scarborough Hotel for a meal in 'Sea Cliff Garden', which rests directly above the sea, boasting views along the coastline all the way to Sydney.



Further afield, enjoy easy access to the rolling green hills, heritage buildings and friendly community of Berry, or head to the romantic Southern Highlands where you can meander the many charming towns and quaint villages, home to wineries, Belmore falls, historical pubs, boutique shopping and indulgent restaurants.



Kitchen image *to go* here.

## DEVELOPMENT PARTNERS

### *Duffy Kennedy Constructions*

Independent and Australian-owned, Duffy Kennedy Constructions specialise in turning development visions into reality. Backed by 25 years experience, and an extensive local knowledge, we are Sutherland Shire based experts who deliver high quality developments on time and on budget. Renowned for our building precision and design innovation, we transform even the most complex ideas into tangible, workable and successful projects. Whether it's the Union Place Hospitality and Residential project in Jannali, the Watkins Tapsell Commercial precinct on the Princess Highway in Kirrawee or further afield, the award-winning Aria project at Bondi, we work collaboratively as true partners, design experts, construction experts and engineering experts to help turn even the most complex ideas into tangible, workable and successful projects.

### *Central Real Capital*

For certainty in finance, you need Central Real Capital. As boutique private lenders, we have a proud track record of financing many successful property developments. We also pride ourselves on a commercial approach to lending criteria, swift turnaround times and a comprehensive property and construction knowledge that allows us to successfully partner in real estate projects as the preferred finance partner.

## ARCHITECTS

### *Smith & Tzannes*

Architecture that enhances its setting and enriches our understanding of place is what we do best.

Our urban strategy and planning work is grounded by our architectural experience and understanding of urban space and the policy levers that create it. We design the policy, shape the urban form and create the spaces within, which is a truly unique offering

We believe that the design of the built environment should improve people's lives and add quality to the communities it serves. This philosophy incorporates a long term interest in environmental sustainability and urban design, where simple and striking architectural forms are warmed by the textural and tactile qualities of natural materials.

## SALES AGENTS

### *Highland Project Marketing*

Founded in 2007, we are a dynamic and award-winning property group that sets the standard in local knowledge, superior customer service and unrivalled results.

Underpinned by a fresh and innovative approach to real estate, at Highland Project Marketing we've collaborated with some of Sydney's most prominent developers. Backed by a team with unsurpassed local knowledge and an extensive list of exceptional sales, we cater to your individual needs, offering carefully considered advice and advanced technology solutions.

Highland Project Marketing delivers on integrity, trust and experience and provide peace of mind to our clients.





*Lush tranquillity awaits*





