

VICTORIA & GEORGE

KOGARAH'S NEW RESIDENTIAL PRECINCT

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Kogarah's new residential precinct

RESIDENCES
& TERRACES

A SUBURB
REBORN

A PLACE
RICH IN HISTORY

MODERN
LIVING SPACES



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Welcome home to Victoria & George



Kogarah's new residential precinct

Victoria & George is Kogarah's new residential precinct, a central part of the vibrant, up-and-coming neighbourhood of Kogarah North. An undiscovered gem in the St George district's vibrant heart, its revitalisation offers residents the best of all worlds: a vibrant, buzzing precinct within moments of trains, schools, hospitals and so much more.

Situated just 14km south of Sydney's CBD, Kogarah epitomises relaxed village living and everyday convenience. And when you're home, Victoria & George is a walk to the shops, school, trains, Brighton Le Sands Beach – and even to work with Kogarah's health precinct and St George Bank's tech headquarters nearby.

Get to know Kogarah



HEALTH PRECINCT

It's rare to live within walking distance of two of Sydney's best hospitals. St George Public is a major university teaching hospital, while St George Private was recently redeveloped to become one of Australia's most modern private hospitals.

The surrounding precinct offers great employment opportunities – but is also reassuringly close for residents of all ages.



EASILY CONNECTED

Kogarah Train station is a quick 4-minute stroll from Victoria & George, with regular trains taking you to Central Station or Sydney Airport in under 20-minutes. A 7-minute train ride will take you to Westfield Hurstville, for great shopping, dining and entertainment.

Multiple bus routes make it easy to explore the bay, including Dolls Point and Sans Souci. And it's easy to connect everywhere in Sydney by car, with Princes Highway and the M5 close by.



OPPORTUNITIES TO LEARN

Growing families have so much choice in Kogarah North, from child care through to tertiary studies. Kogarah Public School is across the road from Victoria & George, and Kogarah High School on your doorstep. Or you can select Moorefields Girls High School, James Cook Boys High School or St George Girls High School. St George TAFE continues to inspire curious minds with lifelong learning.



FOR THE LOVE OF THE GAME

Kogarah is the spiritual home of the NRL's St George-Illawarra Dragons. Join the Red V faithful, and watch a home game at Netstrata Jubilee Stadium.

The venue is also the major temporary home of Sydney FC, the A-League's reigning champions, and the NRL's Cronulla Sharks.

Win, lose or draw, you'll love the easy walk home!

The *vibrant heart* of St. George

Established in 1885.
Kogarah has been reborn.



Sydney's secret gem

Urban convenience, *suburban spirit*

Sydney's inner southern suburbs have long been a well-held secret. Close to the city and even closer to beaches and Botany Bay, they make a relaxed village lifestyle more accessible than you might think.

Kogarah, with its enviable position close to the beaches of Brighton Le Sands and Kogarah Bay and a fast train connection, is evolving into the vibrant heart of this district.

It's a diverse and cosmopolitan hub that's alive morning and night. It's a family-friendly tree-lined neighbourhood, with parks to explore and sporting activities on tap. And it's ideal for the young at heart as well, with excellent medical facilities and easy transport everywhere.

The streetscape is evolving, as new buildings retain the neighbourhood's heritage charm while providing contemporary living and community spaces. And it is becoming a foodie destination in its own right – a sure signal that Kogarah is a suburb reborn.



Invested in Kogarah



KOGARAH WORKS

Kogarah provides 17% of the South District's jobs – mainly in health and education within St George Public Hospital, UNSW's St George and Sutherland Clinical School, St George Private Hospital, Calvary Public Hospital, Wesley Private Hospital and St George TAFE. Home of the original St George Bank headquarters and a state-of-the-art Westpac GroupTech office, Kogarah also has a strong heritage in financial services.

Kogarah is an employment hub for health, education and technology.



KOGARAH PEOPLE

As Kogarah's local economy shifts from more trade-based employment to professional industries, its resident profile changes as well. Younger buyers are drawn by the architect-designed homes, vibrant café culture and easy commute. It's also incredibly diverse – half the population living in Kogarah were born overseas. And more than 54% of residents have a degree or higher – compared with 40% across Greater Sydney.

Kogarah's broad appeal attracts diversity.



KOGARAH FOCUS

By 2050, the district will be even more accessible, green, diverse and innovative. As part of the Georges River Council's 2050 strategy Kogarah will provide more jobs, especially in health and education, faster transport and road connections, and the potential for a sports and entertainment precinct centred on the St George-Illawarra Dragons' home ground.

Kogarah and Hurstville are strategic centres for the region's future growth.



KOGARAH NORTH

The Georges River Council recognises Kogarah North's important role as part of a strategic centre, investing in rejuvenating the neighbourhood village with a distinct character. The Kogarah 2031 Housing Strategy is committed to providing diverse, accessible and connected housing options that suit the varied needs of residents, from first homes to retirement living.

People can stay local and enjoy the community connections built over a lifetime.

A suburb built on history

A traditional place to gather, and the birthplace of a modern nation. Kogarah's legacy lives on as it continues to evolve.

The rich natural resources and beautiful setting of the Georges River has long attracted people. For the traditional custodians of the region, the Bidjegal people of the Eora Nation, it was a place to gather. The name Kogarah is derived from an Aboriginal word meaning 'place of reeds', taking its name from the rushes growing in the Georges River inlets and in Kogarah Bay.

In 1770, Captain James Cook landed in Botany Bay and named it Stingray Bay. His exploration led to the First Fleet's arrival in January 1788. Although the early colony chose to establish just to the north in present-day Sydney Harbour, early land grants were made in Kogarah and John Towson and James Chandler developed their vast estates in the early 1800s.

Through the 1800s, Kogarah was a place of sprawling acreages and farms, providing fruit, vegetables and oysters for Sydney and beyond. A community began to emerge around St Paul's Church of England and the Gardner's Arms Hotel.

After the Illawarra Railway opened in 1884, the estates began to be subdivided into residential developments – and so Kogarah the suburb was born. Railway Parade quickly grew to provide a hotel, bank, butcher, post office, and many more shops and homes.

Many of its late Victorian and Victorian, Federation and Californian Bungalow homes are now protected by a conservation area, ensuring the heritage architecture of this neighbourhood is maintained as the area continues to grow.

Kogarah's heritage town centre buildings, including the Kogarah School of the Arts, Kogarah Mecca cinema, post office and Kogarah Hotel, still stand. The next chapter of Kogarah's history will see new homes, workplaces, shops and community spaces join these proud buildings – revitalising a neighbourhood spirit that has endured for centuries.

- 1 Kogarah's statue of Chinese martial arts legend Bruce Lee, a gift from Shunde, one of Kogarah's "friendship" cities
- 2 An example of the local heritage architecture
- 3 The sandstone Carrs Cottage, within Carrs Bush Park, is the oldest building still standing in the area

The suburban legends



Pino's Dolce Vita

At the heart of every great neighbourhood is a great deli.

Kogarah has been lucky enough to enjoy the award-winning gourmet experience of Pino's Dolce Vita Italian deli for over 40 years.

This is a foodie institution, now run by the next generation of the Tomini Foresti family. When Pino Tomini Foresti emigrated to Australia at 16 from the small village of Terranova in Calabria, he dreamt of opening his own artisan smallgoods and butchery business – continuing a tradition in his family that stretches over a century.

Pino's children Marco, Fabiano and Carla and his son-in-law Michael are now working alongside him and his wife Pia, providing a warm and welcoming

family experience from the moment you step inside. And with over 100 types of sausage, fresh cuts of prime meat, handmade smallgoods and imported cheeses, you'll need their expert guidance!

Pino supplies his renowned prosciutto, 'nduja and salami to several leading Sydney restaurants. He is known for making charcuterie the old-fashioned way – no preservatives, no flavour enhancers, no colour. *"I grew up with this, it's natural. It goes back seven generations,"* says Pino.

When the deli burned down in 2016, its loyal customers were as devastated as the family. They decided to rebuild,

and re-opened in 2018 with a new space that encapsulates the bustling Italian deli experience.

Pino's now offers a café, where you can pick up an espresso and panini or cannoli, or enjoy a long lunch with a glass of Italian wine. There's also a cooking school, and even a warehouse-style event space, where you can book a catering package with grazing boards. Plus, it's easy pick up dinner on the go – pop in for takeaway rigatoni or lasagne, homemade by Carla. This is the good life indeed.

Pino's Dolce Vita is located at 45 President Avenue Kogarah. pinosdolcevita.com.au

Go with the flow

Former St George-Illawarra Dragons flyer Jason Nightingale developed his passion for coffee during his downtime between training sessions over his 12 years with the club.

"Training is intense and you've got to be on, and caffeine helps with that more than anything – so we'd head to cafés in the breaks," he says.

Now Jason is providing his own venue for Kogarah coffee-lovers, having opened Flow Espresso in January 2019. Located on Railway Parade and open from 6am, the busy café is the ideal spot to pick up your favourite brew on the way to the train station or shops.

It also does a roaring trade in the footy favourites, bacon & egg rolls, and toasties.

Jason played 12 seasons at St George-Illawarra and scored an impressive 110 tries. But he's always keen to try his hand at a new skill, and relished the chance to learn how to be a barista – as well as all the moving parts that go into running a small business. During his time with the club, he also studied a Bachelor of Business at the University of Wollongong.

"I like hospitality, I like people and I like coffee. This is a great way for me to enjoy all those things. But it's very different, running a business to running onto the ground at Jubilee."

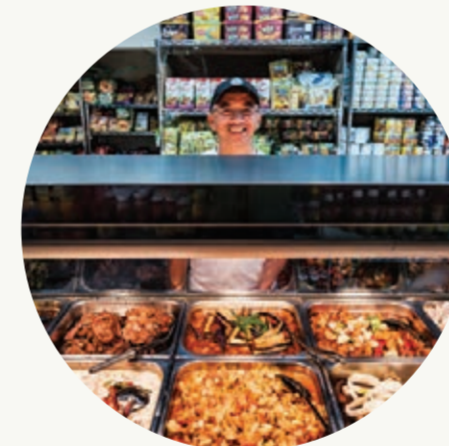
There's a high probability of bumping into other NRL players when you pop in, and Jason is always happy to chat all things footy while he mans the coffee machine as barista-in-chief.

Jason's go-to recommendation for his favourite caffeine hit? A strong flat white.

Flow Espresso is located at 50 Railway Parade Kogarah, and is open daily 6am to 3:30pm.



Kogarah highlights



WORLD-CLASS CUISINE

Take your taste-buds to the streets of the Philippines, and discover the authentic flavours of Panlasang Pinoy – regarded as Sydney's best Filipino restaurant.

Weekends see long lines stretching out the small store, with people ready to sample the day's BBQ offer or discover something new in that day's menu.

Discover new food experiences every day in Kogarah.



THE SWEET LIFE

From its flourishing café culture to diverse culinary experiences, Kogarah is a secret foodie heaven.

Taste some of Sydney's best chocolates at Fardoulis Chocolates on Princes Highway – their 'wedding chocolates' have been coveted bonbonniere for more than 20 years, and their hampers make great last-minute gifts.

Tempt your tastebuds in Kogarah.



JOIN THE CLUB

The Kogarah RSL has been recently transformed into the Kogarah Clubhouse, an expansive social precinct for the community. It's a great place to catch up with family and friends over a delicious meal at Blake Street Kitchen or yum cha at The Pearl. Or, try the Bank Tavern in the heart of town. Occupying the heritage Commonwealth Bank building on Railway Parade, it offers an urban gastro-pub experience.

Unwind with a drink and get to know your new neighbours.



VILLAGE CONVENIENCE

Kogarah Town Centre has everything you need a walk from home. Pick up everyday essentials from Woolworths and Aldi, fresh food from the butcher, baker and fishmonger while other specialist outlets including a chemist, barber and medical centre ensures you're covered within your community.

Everything you need is a short stroll from your home at Victoria & George.

VICTORIA & GEORGE

Terraces & Residences



Artist's impression



Kogarah's new residential precinct *is coming soon*

With its contemporary apartments and heritage terraces, rooftop gardens and communal green spaces, Victoria & George is a unique opportunity to enjoy the best of urban living in the heart of Kogarah.

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Best of the bay

The calm, blue waters of Botany Bay beckon, a beautiful enclosed bay with stunning beaches and national parks.



Bayside highlights



TAKE A DIP

A quick drive or a healthy 30-minute walk away, Brighton Le Sands is your local beach. Stretching seven miles along Botany Bay's western shoreline, it's a popular swimming spot with plenty of space to put down a towel. You can even throw in a line and catch some fish.

Stroll, cycle or scooter along the boardwalk, and pick up a coffee or an ice cream from the beachside kiosk.

Enjoy that summer beach vibe all year long.

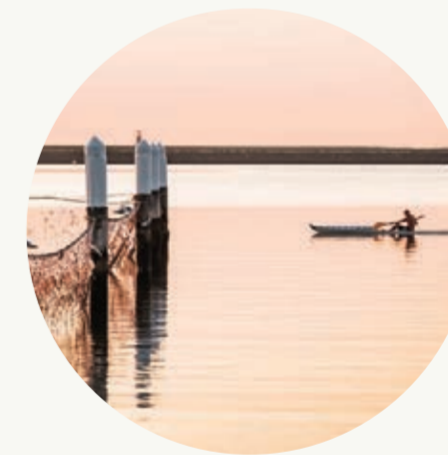


BAYSIDE DINING

Brighton Le Sands is also a local favourite for waterfront dining along The Grand Parade.

Take in the sea views (and a big plate of ribs) at Hurricane's Grill, or enjoy a traditional Greek feast at Meet the Greek. Just leave some room for dessert at the Brighton Le Sands ice creamery.

Enjoy the sea breeze and salty air over breakfast, lunch or dinner.



MAKE A SPLASH

Enjoy the pristine waters of Botany Bay, Kogarah Bay and the Georges River, and make the most of your bayside lifestyle.

Whether you want to try sailing, kayaking, stand-up paddle boarding or even kite-surfing – there's an activity to get everyone out and enjoying the water. Try your hand at fishing or jump on a jet ski and experience the best of leisure activities at your own pace.

Glide, paddle or race through the stillness of the water.



EXPLORE COASTAL WALKS

Kamay Botany Bay National Park is the perfect destination for a weekend adventure on the bay. Explore the history of this peninsula, including Captain Cook's landing or take a bush walk.

You can roll out a picnic rug in one of the many picnic areas, and watch the annual whale migration from the Cape Solander lookout at Kurnell's most easterly point.

Experience life naturally, and make the most of the great outdoors.

Park life



Green open spaces beckon throughout the neighbourhood. Places to let your dog run free, take a morning run, kick a footy, or relax beneath a shady tree by the water and watch the boats pass by. Playgrounds, sports fields and natural bush settings are all close at hand.



CARSS BUSH PARK

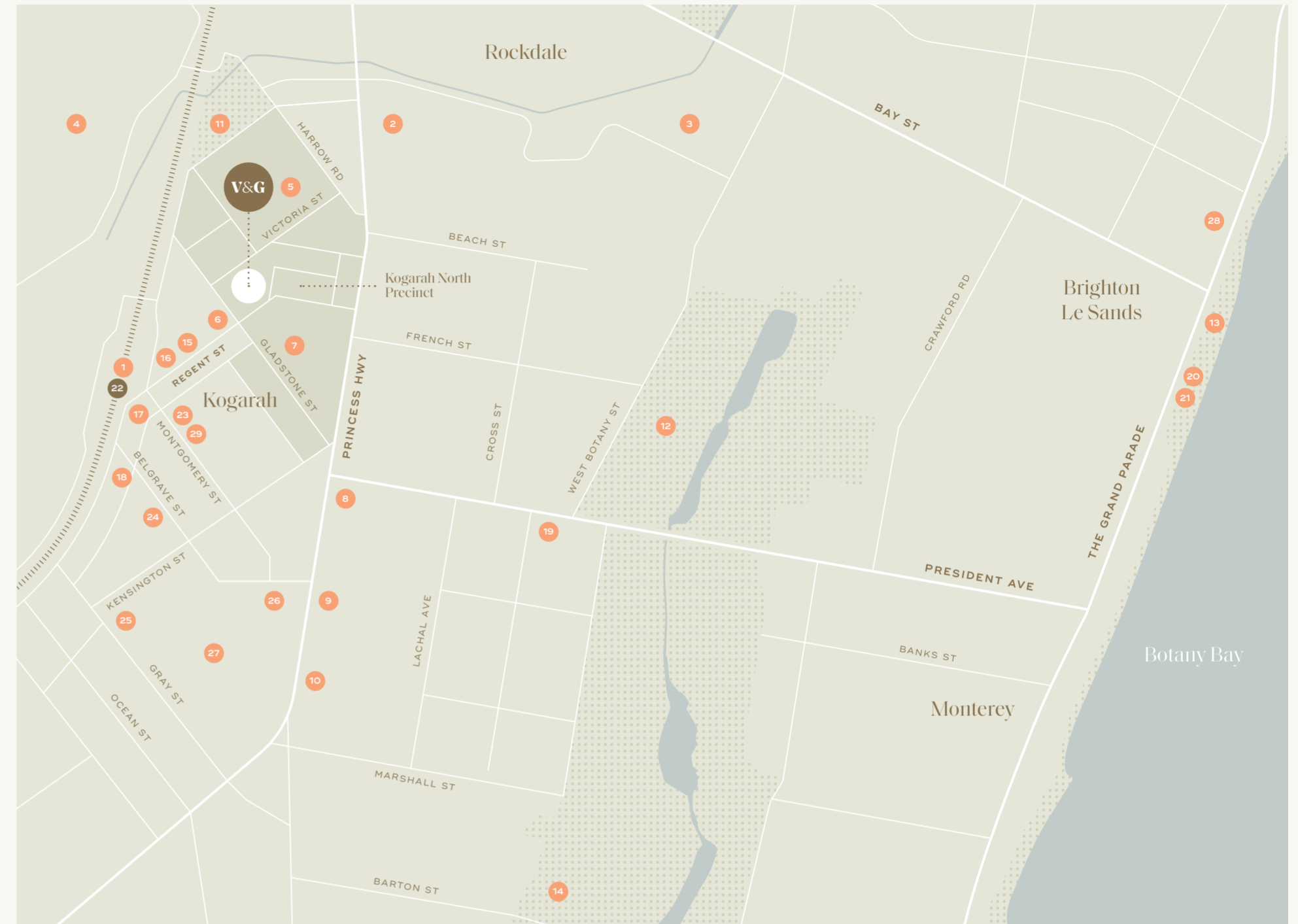
Families of all ages love Carss Bush Park, with its adventure playground and flying fox, and a sandy river beach and rock pool for paddling and sandcastle-building.

Enjoy a coffee while you watch the kids create their own adventures in the playground – the café is conveniently adjacent – or take them for a dip in the Kogarah War Memorial Olympic Swimming Pool at the northern edge of the park.



HOGBEN PARK

Just two minutes' walk from Victoria & George, Hogben Park is the place to relax under the shade of Jacaranda trees or play fetch in the unleashed dog area. But there's also a lot more packed into this great neighbourhood meeting place. Let the kids run off energy in the playground, shoot hoops on the basketball court, or challenge friends to a table tennis tournament.



Your neighbourhood

Everything you need for a great life is within easy reach of Victoria & George. Walk to great schools, shops, cafés, parks and restaurants – as well as hospitals and medical services. A quick walk to the train station will get you anywhere in Sydney, while the district's best beaches are less than 10 minutes' drive away.

SHOPPING

- 1 Kogarah Town Centre
- 2 Rockdale Plaza
- 3 Bunnings Rockdale

EDUCATION

- 4 Marist College Kogarah
- 5 St George Girls High School
- 6 Kogarah High School
- 7 Kogarah Primary School
- 8 St George TAFE Main Campus
- 9 James Cook Boys High School
- 10 Moorefield Girls High School

PARKS & BEACHES

- 11 Hogben Park
- 12 Rockdale Bicentennial Park
- 13 Lady Robinsons Beach
- 14 Scarborough Park

FOOD & DRINK

- 15 Panlasang Pinoy
- 16 Flow Espresso
- 17 Kogarah Hotel
- 18 Bank Tavern
- 19 Pino's Dolce Vita
- 20 Hurricane's Grill
- 21 Le Sands Pavilion

SERVICES

- 22 Kogarah Train Station
- 23 St George Bank Headquarters
- 24 Kogarah Library
- 25 Kogarah Fire Station
- 26 St George Private Hospital
- 27 St George Hospital
- 28 Novotel Sydney Brighton Beach
- 29 Victoria & George Display Suite



Artist's impression

A new chapter *to a grand story*

Victorian terraces, crowned
with contemporary, urban residences.

Meet the architect: *Nick Byrne*



“By layering a contemporary vision into the heritage form, we’ve created something quite special in this neighbourhood.”



Artist's impression

Kogarah's built form is constantly evolving, and Victoria & George is adding a new character in the neighbourhood, says DKO Architecture Director Nick Byrne, the project's lead architect.

“Our vision pays homage to Kogarah's past, by preserving the two storey Italianate Victorian terraces, and respecting the scale of the surrounding streetscape,” he explains.

Thoughtful planning ensures the contemporary residences above and beyond the terraces retain the familiar warmth of the heritage brickwork.

The result, says Byrne, is an *“interesting and proportional vertical rhythm, with the exterior blades providing both shade and texture.”*

DKO Architecture is a leading Australian firm that consistently pushes the boundaries of urban design, because it is passionate about the relationship between people and their environment.

“All great design is connected by one thing: the people who use it,” says Byrne. *“We are fundamentally creating places for people, always thinking about the users of a space.”*

This experience begins at the entrance, with a sense of coming home into a generous ground level garden. Every level has just eight apartments, making each residence feel individual.

“Our aim is to break down the anonymity of apartment living. Here, you have space to connect with your neighbours, and space to retreat to in privacy.”

Your private sanctuary



Artist's impression

Secluded loggia-style balconies
extend your living space outside.



Artist's impression

Smart space planning makes every day easy, from kitchen islands to bathroom storage niches.



Artist's impression

A fresh perspective on living

Beautifully designed inside and out, this contemporary urban retreat is ready for your personal touch.

Offering a selection of 1, 2 and 3 bedroom apartments, along with a small collection of two-storey terrace homes, every aspect of Victoria & George is designed with liveability in mind.

Intelligent floorplan design minimises wasted space, with clean straight lines and generous proportions. Storage nooks provide space to showcase your favourite things – books, artwork, or flowers.

Bedrooms have their own hallway entrances, separate from the living spaces, while balconies and courtyards seamlessly extend the open plan kitchen, living, and dining areas to the outside.

With a fresh and sophisticated take on contemporary urban design, these modern finishes suit any colour palette. Add colour with soft furnishings and artwork, or take a more minimalist approach with neutral tones.

Timber-effect flooring tiles add visible warmth without the need for maintenance, while crisp white subway tiles in the bathroom provide surface texture.

Every floorplan's aspect leverages optimal light, fresh air and privacy. Air-conditioning into the living spaces ensures year-round comfort, and all the essentials are included – from European appliances and internal laundries, to secure basement storage and car parking for every apartment.

As you move up through the 12 floors of the building, natural light continues to abound and a variety of aspects offer a new perspective of the neighbourhood beyond.

While the street level courtyard garden provides space for kids to play and dogs to walk, the rooftop terrace is Victoria & George's crowning glory. A shared space for all residents, it provides lush landscaping and protected, trellis-shaded areas – a perfect quiet space to relax with a book. Here you'll also find communal outdoor dining spaces ideal for gathering with friends and neighbours for an evening BBQ while watching the sun set.



Artist's impression



Perfectly positioned

Make your home in the heart of Kogarah North, where everything you need is within easy reach.

The Landmark *difference*



Creating outstanding residential communities where people love to live.

Landmark is an Australian residential property developer specialising in creating attractive developments in places where people love to live, ideally located close to transport, shops, cafés, restaurants and parks.

With over 20 years' experience, we've successfully completed thousands of apartments and luxury homes across Sydney, from the North Shore and Northern Beaches to the Sutherland Shire and Western Suburbs.

Importantly, our 'Landmark Quality Difference' sets us apart. We offer an extended 10-year Structural Warranty on all our buildings beyond NSW's statutory 6 years*. We don't use combustible cladding or materials and take extra care with waterproofing and mould protection. Landmark also follows a rigorous proprietary quality assurance regime, dedicated to rectifying any post-completion anomalies quickly and effectively.

- 1 Onsite inspection at *The Lincoln, Caringbah*
- 2 *The Lincoln, Caringbah*
- 3 *The Avenue, Mascot*



*Landmark's extended Structural Warranty is limited to load bearing elements and does not apply if the structure is tampered with or modified, or to any alleged defect or damage caused by extraordinary acts of nature or anyone other than Landmark and its contractors.



Artist's impression



A new chapter *to a grand story*

With its intelligent architecture, Victoria & George unites heritage form and contemporary design to create something quite special – in a location just waiting to be discovered.

An opportunity like this comes rarely. Let your next chapter unfold here.



Disclaimer by the developer and their agents: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property. Images are computer generated and indicative only. Completed apartments may vary from the images shown.

