



# MONDO

Edmondson Park South

Where life feels limitless

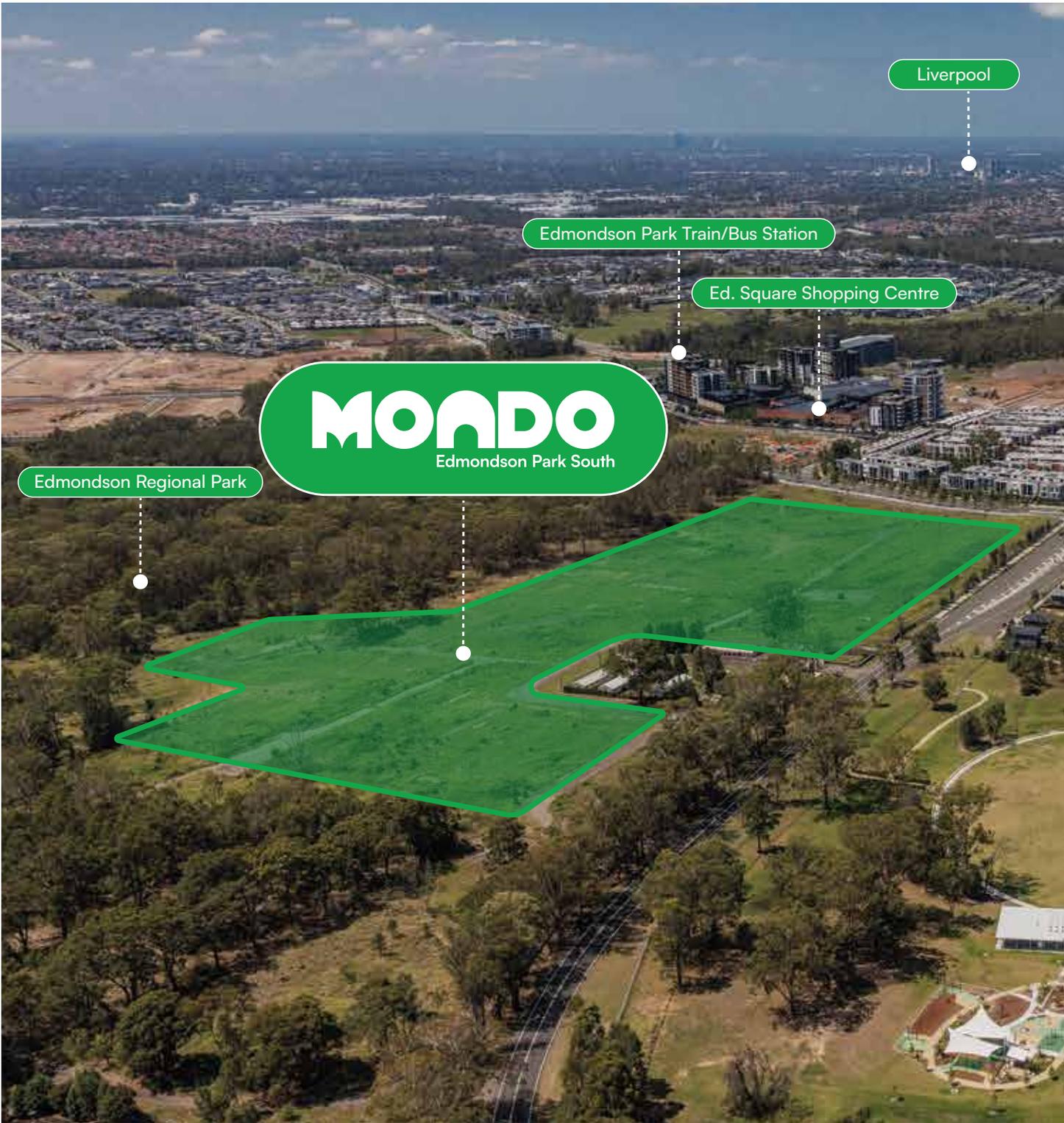
# Welcome to Mondo Edmondson Park South

Where life feels limitless

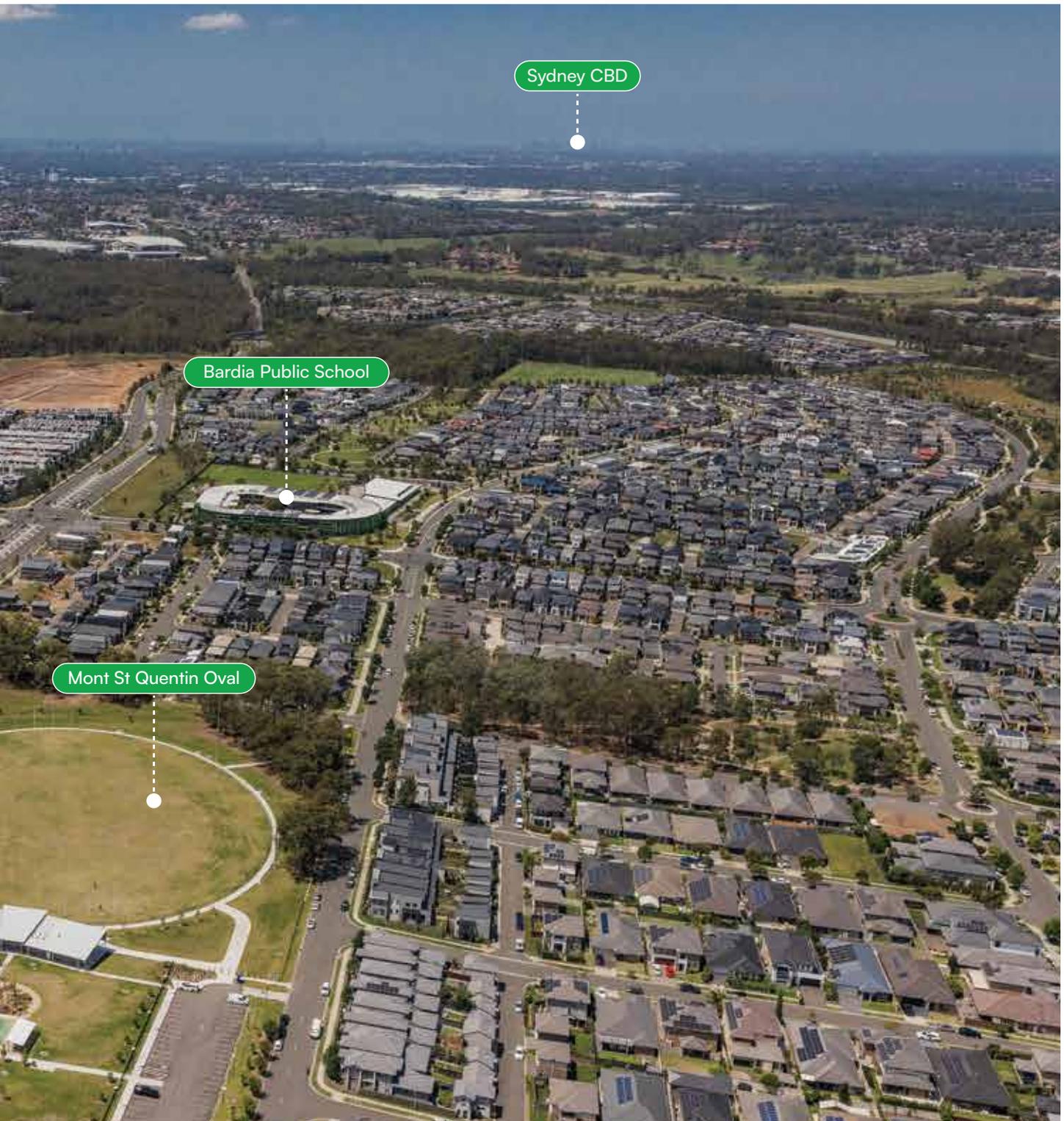
Welcome endless possibilities at Mondo by Landcom, a new neighbourhood in the sought-after southern corner of Edmondson Park. Become a part of this established and connected community, with the peaceful Edmondson Regional Park on one side and a thriving town centre on the other.

It's the best of both worlds and a gateway to so much more.

With 147 land lots on offer to suit all lifestyles and life stages, there's access to transport, schools, shopping, parks and entertainment on your doorstep. At Mondo by Landcom you can do life your way.



**Do life closer  
to everything**



Perfectly placed and enviably connected, Mondo by Landcom gives you access to everything you need, and handy options for getting there. Walk or bike to schools, shops and

parks for everyday convenience, and enjoy simple commutes with easy connections via both road and rail to other south-west Sydney hubs, Parramatta and the City.

# Do more of what makes you smile

Make yourself at home, in an established neighbourhood close to all the things you need and love.

From day one you can stroll to the local shops, walk the dog through open green spaces and parklands, meet the neighbours and enrol the kids at the local schools.

It's all here, right now. Spend your days in less traffic and more open air with Bardia Public School only 550 m from home. And Edmondson Park Public School, St Francis Catholic College and a proposed public high school

are close by. So there's more time for playtime at local parks, weekend sport at Mont St Quentin Oval and bushwalks through Edmondson Regional Park with family and new friends. Your neighbouring town centre is a hub of action and activity, with great restaurants, shopping, a cinema and a kids club to keep everyone happy and entertained. At Mondo by Landcom, you can do more of what makes you smile.



# Do less commuting

Situated in a well-established pocket of Sydney's south-west and 43 kms from the CBD, Mondo Edmondson Park South is a connected community of growth and opportunity. Where easy access to major road and rail connections means more convenience and less stress.

Dedicated cycling and pedestrian paths make the short distance to Edmondson Park train station both safe and pleasant, and there are large commuter car parks for those days when driving makes more sense. Once there, by train it's

45 minutes\* to Central and only 37 minutes\* to Parramatta, where services continue west towards Blacktown. Buses also leave from the station to nearby Carnes Hill, Ingleburn and Liverpool.

The M5 entrance at Prestons is only 3.5 kms away, for access to the Sydney CBD in under 45 minutes\*. The M7 is also within easy reach, for a simple route to Sydney's north and western suburbs. And for weekend adventures and getaways, it's less than an hour's drive to the picturesque Southern Highlands.







# Do big things

At Mondo by Landcom, your next chapter is full of endless possibilities.

With a variety of lot sizes and orientations, you can create your forever home and the life you've always dreamed of.

It's your choice: use your own builder or select from our experienced builder panel who are ready to help.

Our Design Guidelines contribute to our vision of an attractive and cohesive neighbourhood, adding to the long-term potential of your property.

# Why Landcom?

**Landcom is dedicated to delivering award-winning developments designed for communities to thrive.**

As a NSW Government organisation, we have been delivering sustainable communities for over 45 years, with more than 220 projects across the state. We create innovative and productive places that champion global liveability, resilience, inclusion, affordability, and environmental quality.

Our vision for Edmondson Park is to deliver a vibrant new community with housing diversity, shops, community facilities, and open spaces, all accessible by public transport. Landcom is committed to celebrating the site's heritage, significant vegetation, and Regional Park.

Mondo by Landcom is now ready to take its place in an established community, creating a new neighbourhood in the southern corner of Edmondson Park with everything you need to live a vibrant and contemporary lifestyle. It's a place set to become the backdrop to a lifetime of memories, as your family and your dreams continue to grow.

**“We are delivering more well-designed homes in walking distance to the train station, providing an opportunity to live in a vibrant community surrounded by green, open spaces.”**

- CEO Alex Wendler









# Do life how you've always dreamed

Your perfect lifestyle is waiting at Mondo Edmondson Park South — where transport, schools, shops, parks and playgrounds are all a short walk away. It's easy to do life your way when everything you need surrounds you.

At Mondo by Landcom, you can expect a convenient and connected neighbourhood brimming with life. Where you'll find friendly neighbours, community spirit and places to play, learn and be entertained. All the ingredients for a life that feels limitless.



**MONDO**  
Edmondson Park South

 **LANDCOM**

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