

# envisage



*Spectacular views from the rooftop pool.*

*Stunning curved balcony detail.*

*Incredible perspectives over the bay.*

## Sage by Moran soars in the sky.

Sage by Moran's build is well and truly reaching the pointy end, with great momentum showing no signs of slowing.

Our incredible team of builders are hard at work and continually reaching milestones. Now that the concrete structure of Sage by Moran is complete, the building's milestone 'Topping Out' is imminent.

Behind the scaffolding lies the incredible curved detail of the structure, revealing just how spacious the balconies actually are! The Sage by Moran team have also had the opportunity to see the spectacular balcony views in real life. They are going to be marvellous to enjoy.

Work has commenced on fitting out each of the beautiful 37 residences that will soon become home to excited future residents who just cannot wait to join this remarkable community.

We encourage you to take a walk past the site, to see the exciting progress of Cronulla's most highly anticipated amenity, allowing local senior residents to have a lifestyle much sought after.

Sage by Moran is simply too good to miss out on, for so many incredible reasons, and we invite you to come and discover for yourself this unique opportunity.

*Sage*  
BY MORAN

C R O N U L L A

**Incredible.**



## Jean can't wait to move in.

Amongst the first few people to secure a Sage by Moran residence, long time Cronulla local Jean is eagerly awaiting the move into her stunning new home.

Attending our Sales Launch Event in June 2021, Jean was able to select her preferred apartment on the North/West side of the building, so that she can get plenty of sun and look over the shops.

With everything Sage by Moran was offering, Jean knew she was going to move here from the get-go, but it was the moment she found out who the builder was when she finalised her decision.

"It was during Covid times, so it was a big step to take, but I did my research on what they had built, and I felt quite confident that they were in for the long haul," Jean tells us about builder Richard Crookes Constructions.

Jean's Cronulla story began over 50 years ago, when she and her husband came to Australia for a holiday. They loved it here so much that they decided to come and live in Sydney, soon finding their way to Cronulla and settling here.

Confident that her lifestyle choices will be enhanced living at Sage by Moran, Jean has no desire to compromise for less. Living in the heart of Cronulla means she can sell her car and walk to all services she requires.

"My family were very pleased and happy for me to do this because it will remove a lot of responsibility from them once I am in a secure environment," says Jean.

*"I'm looking forward to not having to look after my own garden, hedges and pool, and coming to Sage by Moran and enjoying all the amenities on offer, including the bar!"*

Jean with daughters Monica and Michelle.



## Embrace every winter at Sage by Moran.

You will be delighted by the thoughtfully selected features and added comforts inside your residence, that will make the cooler months more enjoyable, knowing you have a cosy environment to relax, and entertain guests.

Your residence enjoys a stunning designer fireplace, the center piece of your living space, bringing a sense of warmth and ambience into your home.

Double glazing throughout, and zoned air conditioning with temperature control to all rooms, provide a perfectly balanced climate inside your home, every day of the year.

You will love the comfort of underfloor heating in the bathrooms and a heated towel rail in your ensuite, consummate with plenty of space to store your winter wardrobe and homewares, ready to enjoy the Cronulla summers that await you.

Now is the time for you to invest in the luxury you deserve.

Beyond the premium inclusions throughout your exquisite residence, you will discover a magnitude of benefits to living at Sage by Moran, no matter the weather.

The warm and inviting community spaces are there for you to enjoy however you choose, from a solitary moment of bliss with a good book from the library, to popping open a fine bottle of red wine with friends in the Residents Club Lounge.

You will have a remarkable community of social and like-minded neighbours around you, to meet, share, and laugh with.

For your aquatic fitness retreat, the rooftop horizon swimming pool is heated all year round. If you are brave enough for a refreshing dip in the sea, the South Cronulla Beach and Ocean Pool are essentially on your doorstep.

Ultimately, if you plan to escape the Australian winter, you can rest assured knowing there's an Onsite Manager to keep an eye on everything for you whilst on holidays. With CCTV to all areas including the basement levels, you can safely lock up and leave with total peace of mind.

Everything is taken care of at Sage by Moran, so you can enjoy an incredible life!

## The incredible benefits of retirement living at Sage by Moran.

There's an extensive list of equally important reasons why choosing Sage by Moran as your home can vastly improve your well-being and quality of life compared to a standard residential property.

Home maintenance and repairs, relinquished. This goes for everything that comes in your apartment, including your supplied whitegoods and kitchen appliances. The beautiful coastal gardens that will breathe life into the village, all taken care of. The glimmering rooftop pool kept clean and pristine, courtesy of Retirement by Moran. You can simply enjoy the incredible amenities to your heart's content.

Sage by Moran's contractual agreements also usually tend to come as a pleasant surprise. Without having to pay stamp duty on your residence, or body corporate special levies, freeing up more funds means you get to do the things that you want to do, enjoying life's little luxuries.

Another major benefit to you is the fact that your best interests are protected by NSW Government legislation. Our contractual documents are fully transparent to give you confidence in your decision, so there are no surprises before or after you move into Sage by Moran.

Sage by Moran is exclusive to over 60's, meaning your community will comprise of respectful and like-minded owner-occupiers who are of the same life experience as you, and who similarly value the rewards of a life well lived. Importantly, your furry companions are welcome to join you in your next chapter at Sage by Moran.

The design of your stunning coastal residence has been carefully considered to keep you living well and independently in your home for longer. The premium inclusions throughout your residence have all been selected to make every day easier and safer, without compromising on the quality or aesthetic appeal you are seeking.

It's the extra touches and exclusive features at Sage by Moran that make it so special.





# Your new locals.

Here's your guide to some of Cronulla's best in dining, shopping, entertainment, and leisure, just waiting to welcome you as new locals. Or perhaps you already frequent these hot spots, then you know that there can be no better place than the heart of Cronulla to impress, entertain and nurture your community connections.

So many hidden gems to be discovered, so much time to explore them.

## EAT AND DRINK.

### 1908 Cronulla

Charming church turned library turned fine-dining restaurant, 1908 Cronulla is offering modern Australian fare with a focus on showcasing Cronulla's fresh, local produce and delicious drinks.

### Brass Monkey

Lovers of jazz, blues, roots, funk, pop, and world music rejoice, for this live music bar bringing Australian and international acts to your neighbourhood is something to celebrate! You can even catch a Middle Eastern or Mediterranean-inspired dinner before the show.

### Cronulla RSL

Staying true to its origins but taking full advantage of its prime location right on the beach, the Cronulla RSL has it all. Stylish café, outdoor terrace, sports bar, casual dining and pub classics, embraced by some of the best views around, and a few minutes' walk from Sage by Moran.



Photo credit: Mel Koutchavlis via Concrete Playground.



### Salt Meats Cheese

Another charmer is this gorgeous bistro where the Australian beachside meets the Amalfi Coast, housed inside the heritage listed former Commonwealth Bank building on Cronulla Street. Here you can enjoy all the authentic Italian favourites - antipasti, pasta, pizza, topped off with a spritz or refreshing beer.

## DO.

### Boutique shopping

From ladies' fashion, lovely homewares to collect, gift shopping for a loved one, picking up a new drop or an old favourite... there are many boutique retail offerings dotted all around you. For everything else, you'll love the convenience of being able to walk to Cronulla Mall.

### Bundeena day trip

Jump onboard the *M.V. Curranulla* to ferry you over to the charming beachside town of Bundeena. This beautiful natural playground offers many activities for everyone - you can hike, swim, kayak, explore the National Park or simply enjoy the picturesque trip over for lunch.

## PLAY.

### Bowls

The South Cronulla Bowling Club is already a popular attraction amongst our future neighbours. You can never go wrong with a friendly, social game, or a fun afternoon of barefoot bowls. For serious bowlers, you can step up to the competition by joining a team.

### Cronulla Golf Club

Within a 5-minute drive, you can enjoy the unique experience of an exclusive, members only golf course. You'll also love having the Cronulla Golf Club nearby for a relaxed long lunch, sharing plates with friends on the terrace, or a night of entertainment with live music or comedy.

### Cronulla Park

Sage by Moran is enviably close to a number of great parks and playgrounds to let the grandkids have a play or give your pooch a run around. Especially Cronulla Park right opposite you, abundant in shady trees, perfect for a family picnic whilst watching the waves roll in.



### Coastal walk

You'll be positioned right at the centre of the Cronulla Beach Walk - looping around the esplanade and the bay, you can adorn the Shire's gorgeous shoreline whilst getting some fitness into your day. There are many places along the way to stop for a hit of caffeine, or a long lunch by the sea.

Between the resort-like amenities that are yours to enjoy at Sage by Moran, complemented by an array of activities and places of interest within arm's reach, you can see how life will be like a relaxing beachside holiday, every day.



# Residences. Incredible.

Sage by Moran's stunning, architecturally designed residences offer contemporary, fresh, and highly functional spaces with ample storage and a well-considered layout. Each of the 37 residences offer spacious, open plan living areas with large and enticing balconies, many overlooking Cronulla Beach and Gunnamatta Bay.

Featuring the finest inclusions and thoughtful touches throughout, your stunning coastal residence is designed to keep you living well, living securely and living more easily, with all the time you want to enjoy the coastal lifestyle you love.

Here is your opportunity to discover incredible.

## LEVEL 7

### RESIDENCE 7.04

3  2  2 

There is so much to adore about this stunning 3-bedroom residence.

Enjoying a North/West aspect and filled with natural light, you will feel like you are in a spacious, warm and inviting home, only with all the incredible benefits of apartment living.

The spectacular wrap-around balcony will become the perfect setting for entertaining your friends and family.



## LEVEL 8

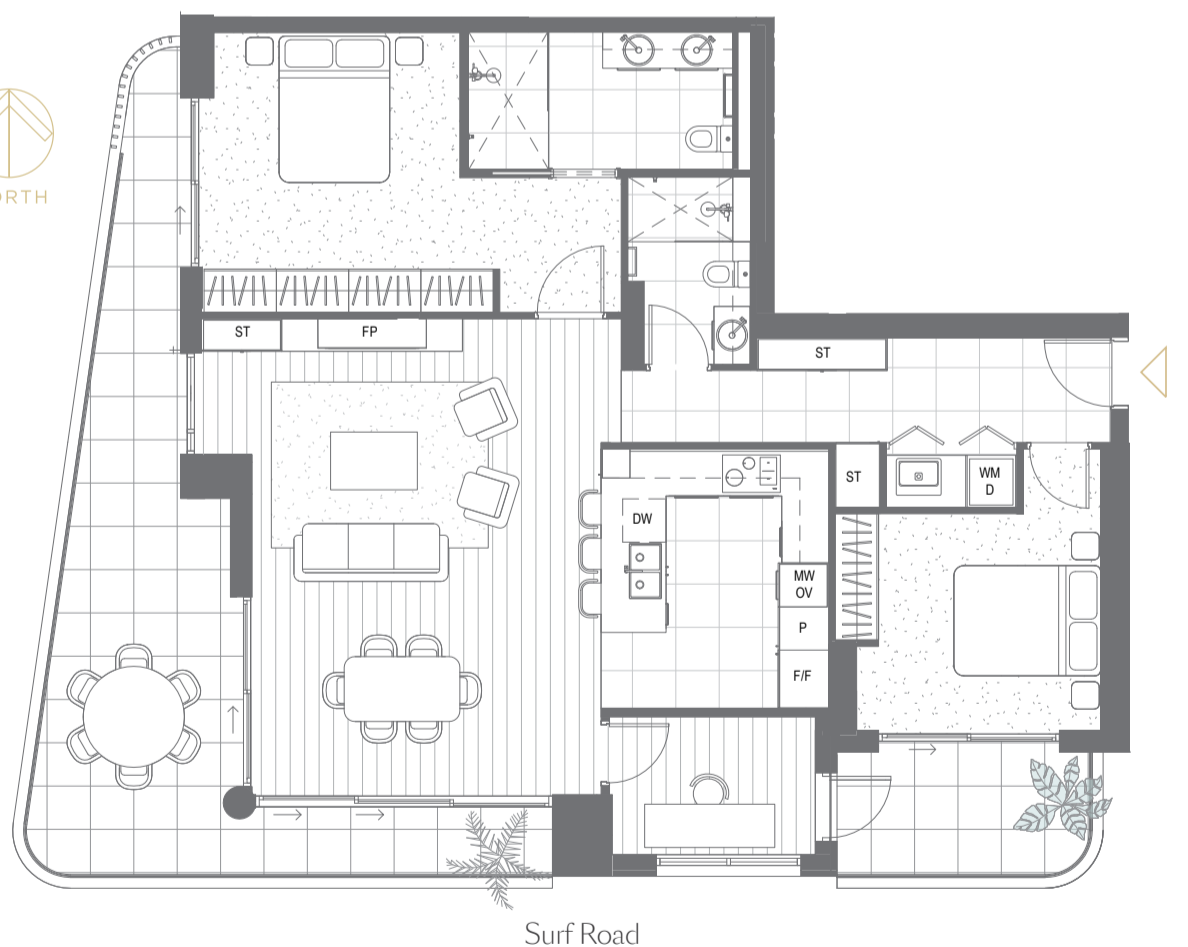
### RESIDENCE 8.03

2  1  2  2 

This beautiful residence allows you to downsize in terms of space but upsize in lifestyle and amenity.

Capturing sweeping views over Gunnamatta Bay, you will forever be amazed by the magnificent sunsets that create a breathtaking backdrop to your indoor and outdoor living spaces.

Let this be your sanctuary in the sky; your coastal abode.



To discover incredible, contact  
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