

Montara









Montara 24.4





Ground Floor

	10081	/	000

Total	227.12m ²
Porch	5.04m ²
Alfresco	6.33m ²
Garage	33.34m²
First Floor	97.53m²
Ground Floor	84.88m²

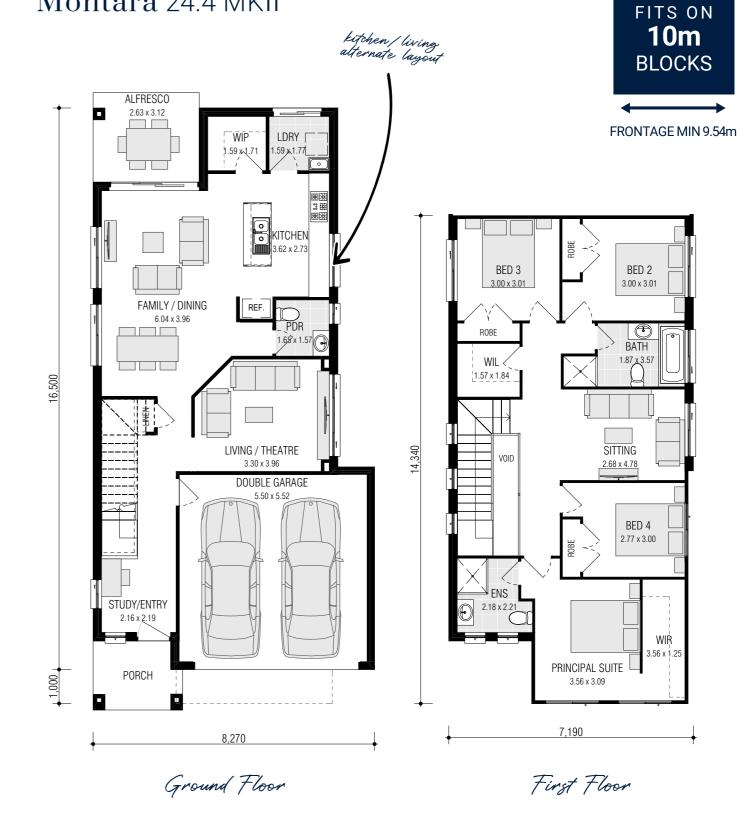






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Montara 24.4 MKII



Total	227.12m ²
Porch	5.04m ²
Alfresco	8.21m ²
Garage	33.34m ²
First Floor	97.52m²
Ground Floor	83.01m ²





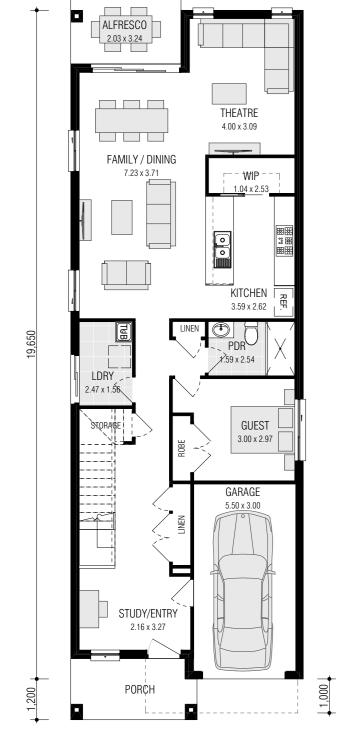


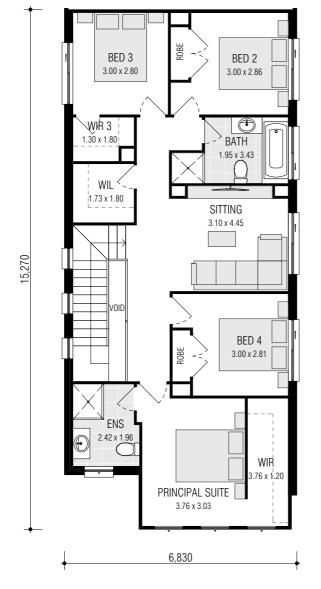
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Montara 25.9



FRONTAGE MIN 8.96m





Ground Floor

First ?	Floor
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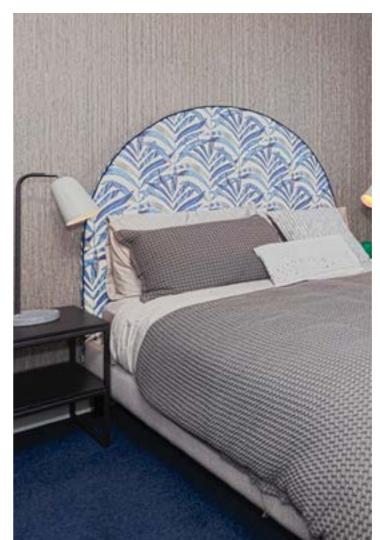
Total	240.76m ²
Porch	6.47m ²
Alfresco	6.58m²
Garage	18.60m ²
First Floor	100.64m ²
Ground Floor	108.47m ²

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Montara 27.0

ALFRESCO

2.03 x 3.12



FRONTAGE MIN 9.54m



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Total	250.73m²
Porch	7.01m ²
Alfresco	6.33m ²
Garage	33.05m ²
First Floor	109.14m ²
Ground Floor	95.20m ²
Ground Floor	95.20m ²

First Floor

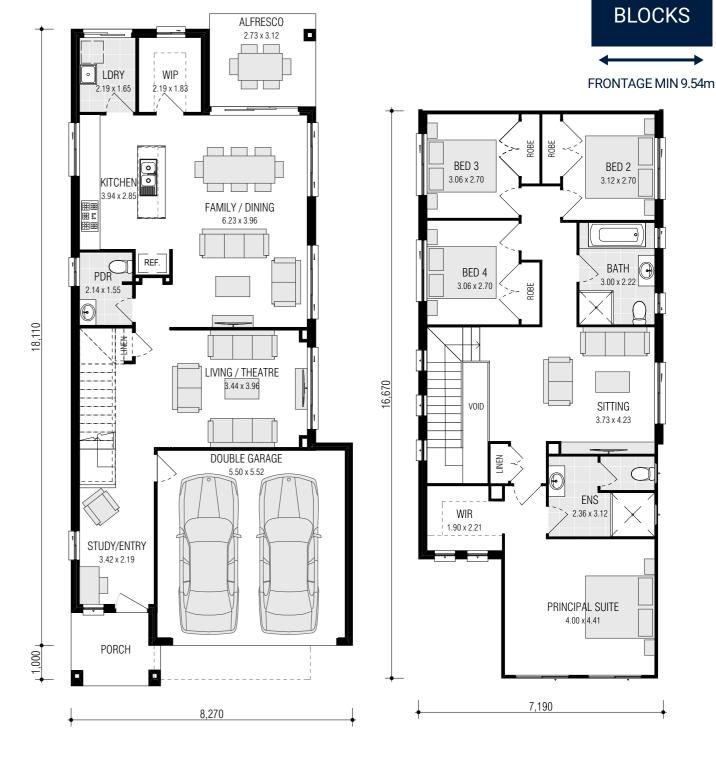






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Montara 27.1



Ground Floor

Ground Floor	93.97m ²
First Floor	110.21m ²
Garage	33.37m ²
Alfresco	8.52m ²
Porch	5.32m ²
Total	251.39m ²







FITS ON

10m

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Montara 29.0

FITS ON 10m **BLOCKS**

FRONTAGE MIN 9.76m



ALFRESCO

Ground Floor

Total	269.37m ²
Porch	5.68m ²
Alfresco	9.77m²
Garage	33.37m ²
First Floor	116.60m ²
Ground Floor	103.95m ²

First Floor

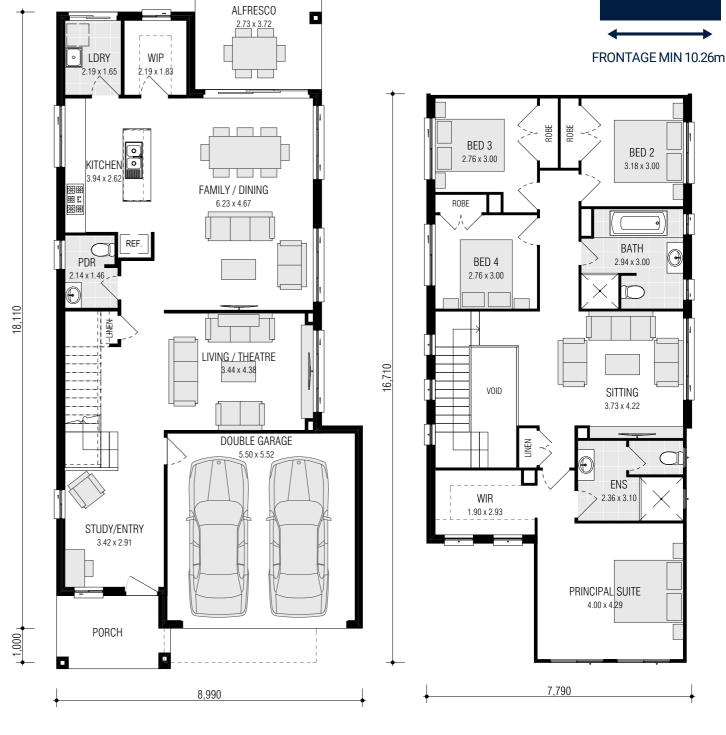
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Montara 29.2



Ground Floor

Total	271.58m²
Porch	6.87m ²
Alfresco	10.16m ²
Garage	33.39m²
First Floor	117.70m²
Ground Floor	103.46m ²

First Floor







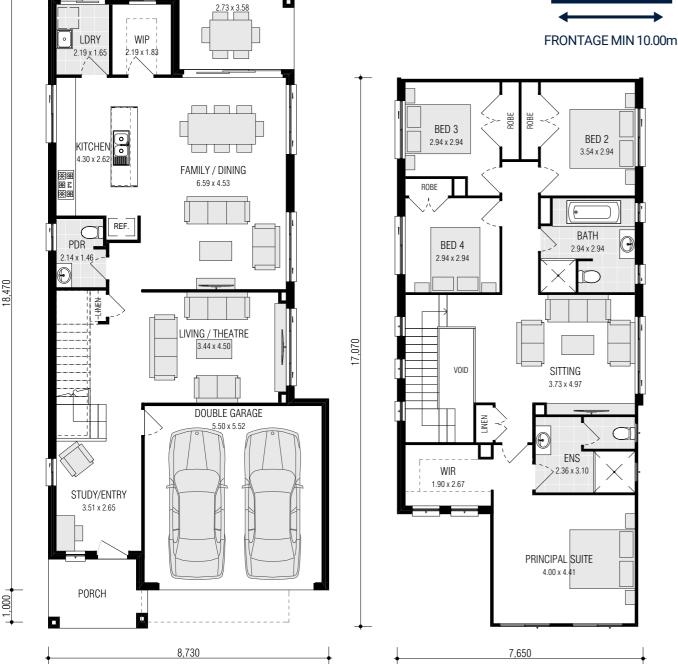
FITS ON 10.5m

BLOCKS

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Montara 29.3

FITS ON 10m **BLOCKS**



ALFRESCO

 \times

Ground Floor

First Floor

Ground Floor 103.56m² First Floor 119.03m² Garage 33.37m² Alfresco 9.77m² Porch 6.31m²	Total	272.04m²
First Floor 119.03m ² Garage 33.37m ²	Porch	6.31m ²
First Floor 119.03m ²	Alfresco	9.77m²
	Garage	33.37m ²
Ground Floor 103.56m ²	First Floor	119.03m ²
	Ground Floor	103.56m ²





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Montara 29.3 MKII



Ground Floor

105.16m²

119.53m² 33.37m²

8.55m²

5.68m²

272.29m²

STUDY / ENTRY 1.45 x 2.36

PORCH

Ground Floor

First Floor

Garage

Alfresco

Porch

Total





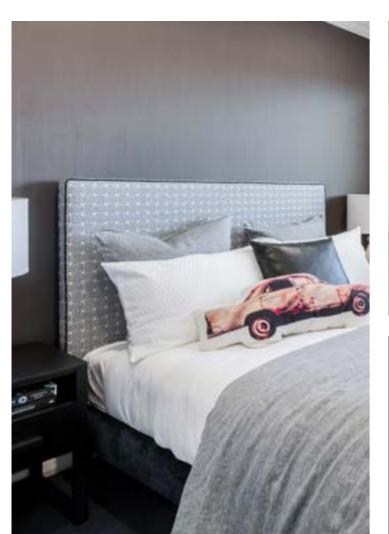


First Floor



SITTING







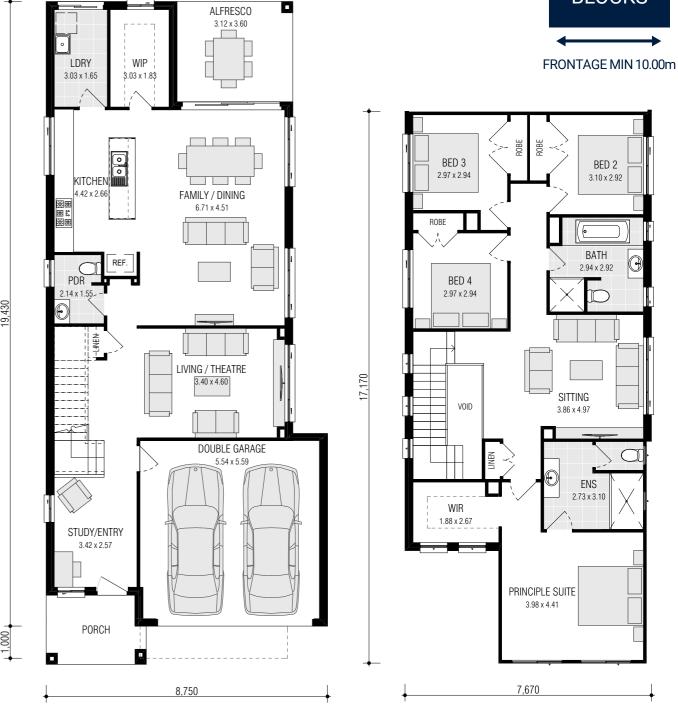




Montara 30.0







Ground Floor

Total	279.42m ²
Porch	6.35m ²
Alfresco	11.23m²
Garage	34.08m ²
First Floor	120.22m ²
Ground Floor	107.54m²









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Montara 30.0 MKII

FITS ON 10m **BLOCKS**

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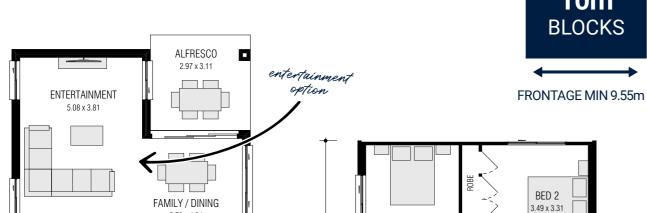
2.79 x 1.66

WIR 1

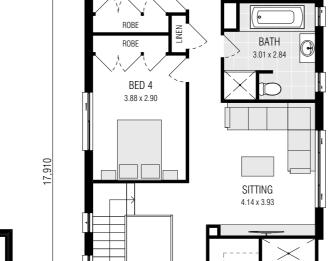
2.79 x 1.55

PRINCIPAL SUITE

3.90 x 4.40



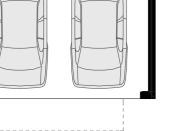
FAMILY / DINING 5.70 x 4.34 KITCHEN 3.59 x 2.58 REF. THEATRE 3.46 x 3.17 PDR 2.02 x 0.9



VOID

BED 3

3.88 x 2.90



> LDRY 1.62 x 2.07

DOUBLE GARAGE

5.50 x 5.52



Ground Floor	107.92m ²
First Floor	122.12m ²

Ground Floor

STUDY / ENTRY

1.45 x 2.43

PORCH

Garage 33.37m² Alfresco 9.24m² Porch Total 278.48m²

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Montara 30.0 MKIII

FITS ON 10m **BLOCKS**



Ground Floor 107.92m² First Floor 122.12m² Garage 33.37m² Alfresco 9.24m² Porch 5.83m²	Total	278.48m ²
First Floor 122.12m ² Garage 33.37m ²	Porch	5.83m ²
First Floor 122.12m ²	Alfresco	9.24m ²
	Garage	33.37m ²
Ground Floor 107.92m ²	First Floor	122.12m ²
	Ground Floor	107.92m ²

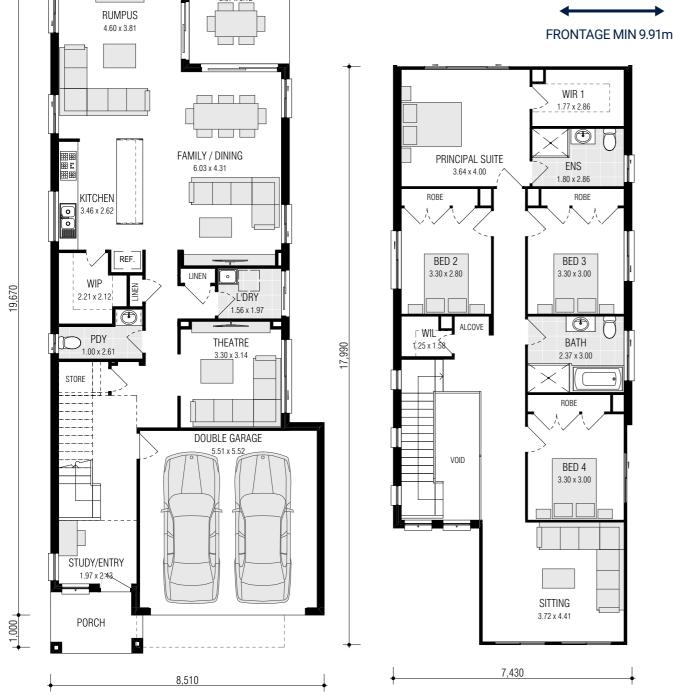


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Montara 30.1 ZERO LOT

ALFRESCO

FITS ON 10m **BLOCKS**



Ground Floor

First Floor

Total	280.30m ²
Porch	5.23m ²
Alfresco	9.27m ²
Garage	33.40m ²
First Floor	122.86m ²
Ground Floor	109.54m ²

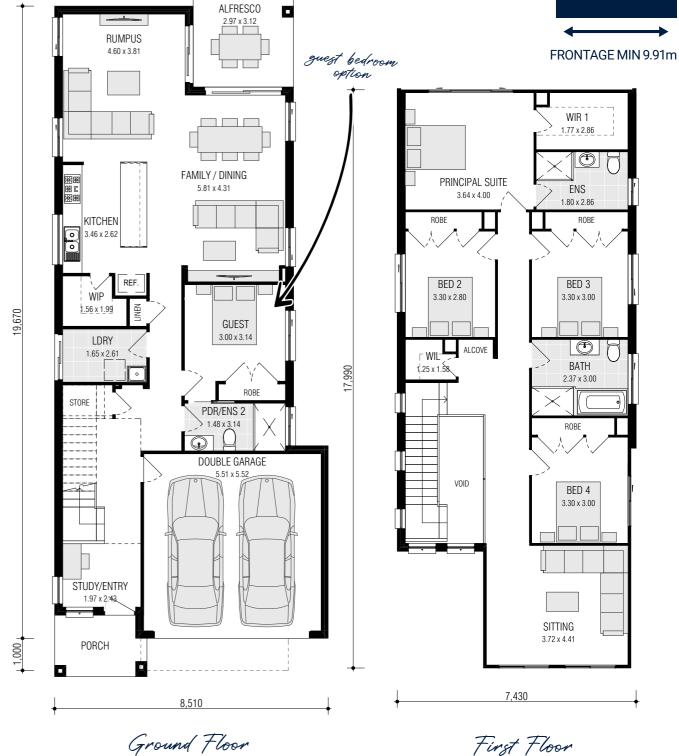




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Montara 30.1 MKII ZERO LOT

FITS ON 10m **BLOCKS**



Total	280.30m ²
Porch	5.23m ²
Alfresco	9.27m ²
Garage	33.40m ²
First Floor	122.86m ²
Ground Floor	109.54m²

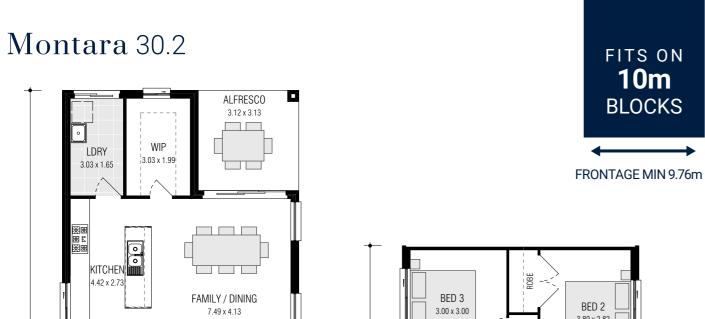






First Floor







Ground Floor

LIVING / THEATRE

DOUBLE GARAGE

Total	280.22m ²
Porch	5.68m ²
Alfresco	9.77m²
Garage	33.37m ²
First Floor	115.97m ²
Ground Floor	115.43m²

STUDY/ENTRY 3.51 x 2.36

PORCH

First Floor











Montara 30.4





ALFRESCO

Ground Floor

Ground Floor First Floor

Garage

Alfresco Porch

Total

109.55m²

124.74m²

33.32m²

 $8.74m^{2}$

5.83m²

282.18m²

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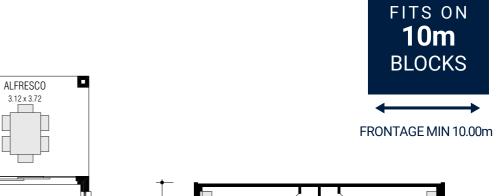


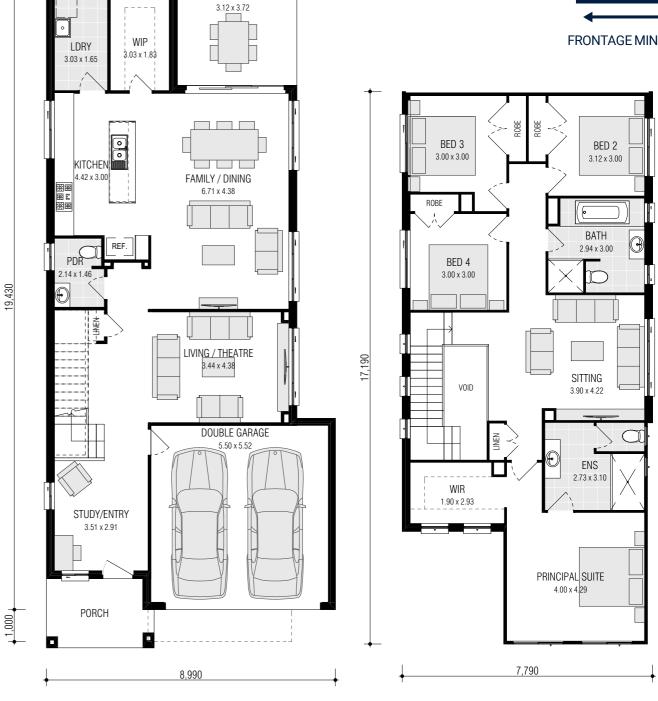


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First Floor

Montara 30.6





Ground Floor

Total	283.93m ²
Porch	6.87m ²
Alfresco	11.61m²
Garage	33.39m ²
First Floor	121.44m²
Ground Floor	110.62m ²

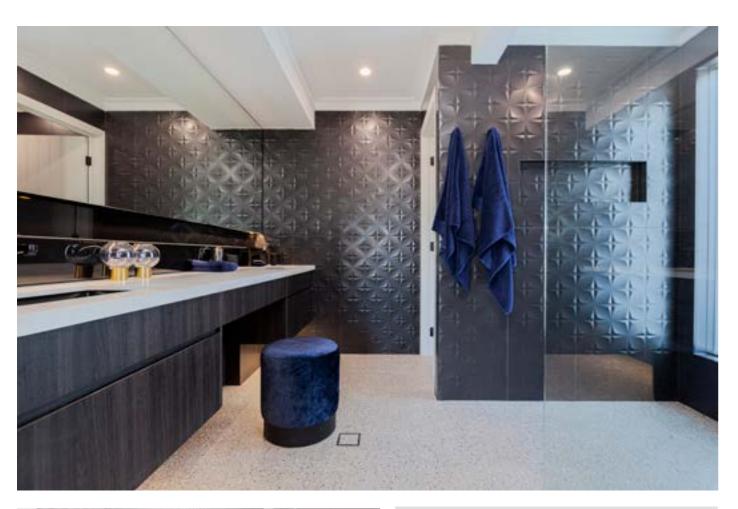












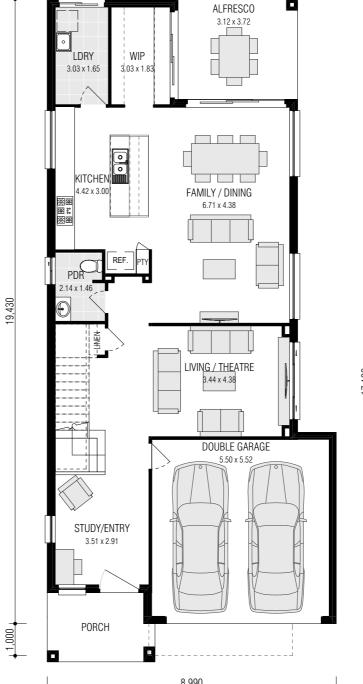




Distinct Upgrades

- Freestanding bath to the Main Bathroom
- Shower Niche to each shower (2)
- 1500 double bowl vanity to the Bathroom
- Wall to Wall Double Bowl Vanity to Ensuite
- Full Height Tiling to the Ensuite Shower Area, including tiling to the window reveals
- 1200 Island bench to the Kitchen
- Laminate benchtop with under bench open shelves to the Butlers
- Narrow Laminate Pantry adjacent to the Fridge Space
- Dwarf wall to the staircase
- Feature Stacker Door to the Alfresco
- Feature Stacker window to the WIP
- Feature Fixed window to the Family/Dining, Kitchen, Study. Stairs
- 1200 wide Front Entry Door

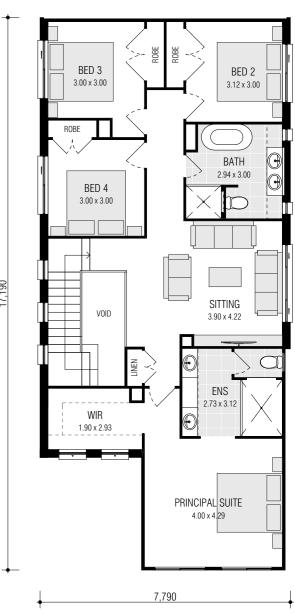
Montara 30.6 DISTINCT







FRONTAGE MIN 10.00m



Ground Floor

Total	283.93m ²
Porch	6.87m ²
Alfresco	11.61m ²
Garage	33.39m ²
First Floor	121.44m²
Ground Floor	110.62m ²

First Floor





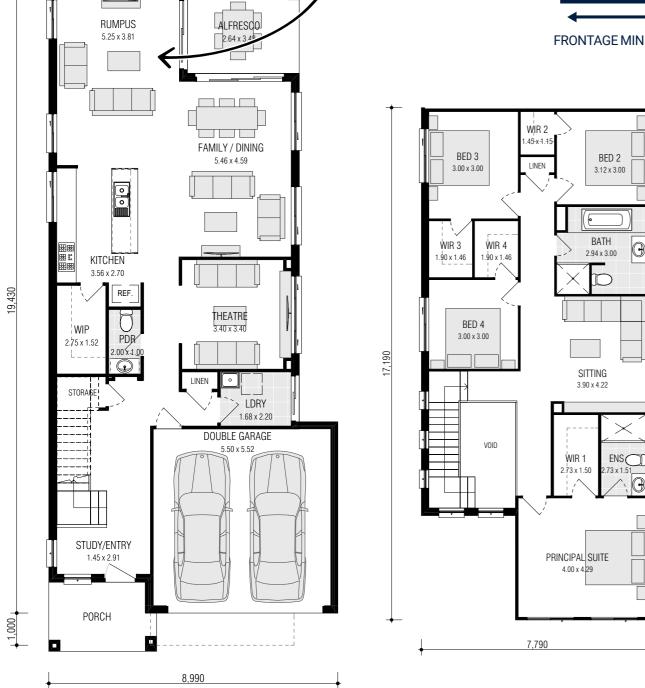


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Montara 30.6 MKII

FITS ON 10m **BLOCKS**

FRONTAGE MIN 10.00m



Ground Floor

First Floor

Total	283.93m ²
Porch	6.87m ²
Alfresco	9.19m ²
Garage	33.39m ²
First Floor	121.44m²
Ground Floor	113.04m ²

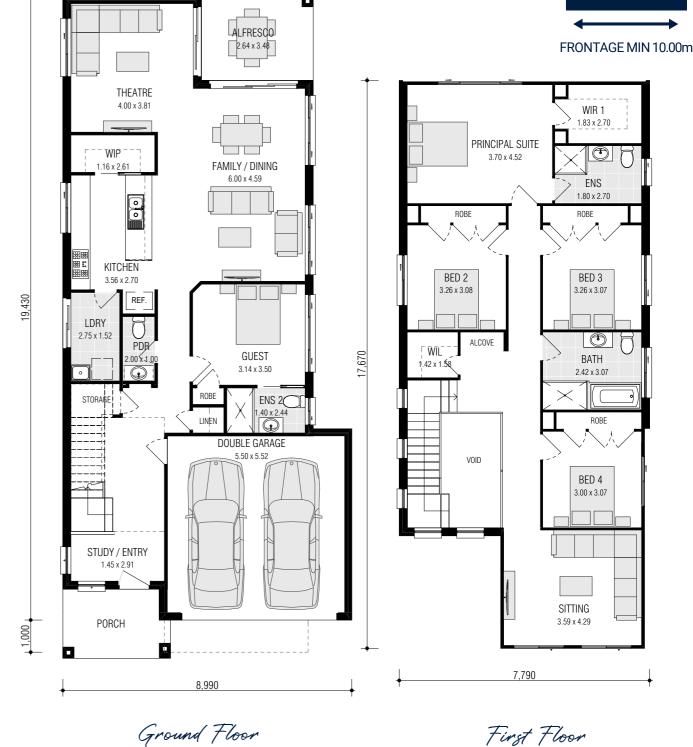




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Montara 31.0





Ground Floor

Ground Floor

First Floor Garage

Alfresco Porch Total

113.04m ²	Ú
125.18m²	L
33.39m ²	s & G
design) to the standard de 9.19m ² to the Builders to the Builders materials and supplets	sign rative d Con

287.67m²







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Montara 31.9



Facade Options



Ground Floor

6.87m²

296.28m²

Ground Floor

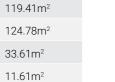
First Floor

Garage

Alfresco

Porch

Total



First Floor

3



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APOLLO



CLASSIC



HAMLET



LOGAN V2



NEWSTEAD



OXLEY BRICK



SEYMOUR



VERGE (ON DISPLAY HOMEWORLD MARSDEN PARK)

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Display Home LOCATIONS

1. LEPPINGTON

HOMEWORLD LEPPINGTON

17 Berkshire Circuit, Leppington NSW 2179 PH: 9606 4175 E:emeraldhills@firstyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. LEPPINGTON

LEPPINGTON LIVING

37 Moon Street, Leppington NSW 2179 PH: 9608 9777 E:leppington@firstyle.com.au

ON DISPLAY: Paddington & Belrose

3. COBBITTY

COBBITTY

18 Rock Fern Avenue, Cobbity NSW 2570 PH: 7813 5306 E: cobbitty@firstyle.com.au

ON DISPLAY: Waverly (Dual Living), Rosewood & Sorento

5. MARSDEN PARK

MAITLAND

HOMEWORLD MARSDEN PARK

MEDOWIE

NEWCASTLE

27 Ellison Street Marsden Park NSW 2765

PH: 8630 0429 E:marsdenpark@firstyle.com.au

ON DISPLAY: Norwood & Montara

4. WILTON

WILTON GREENS

4 Hepper Parkway, Wilton NSW 2571 PH: 9043 5890 E: wilton@firstyle.com.au

ON DISPLAY: Portofino, Evendale & Clarkson

6. BOX HILL

GOSFORD

SYDNEY

HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 E:boxhill@firstyle.com.au ON DISPLAY: Grantham, Avoca & Clovelly



HOMEWORLD WARNERVALE

21 Turret Circuit, Warnervale 2259

PH: 9138 7753 E: warnervale@firstyle.com.au

ON DISPLAY: Albury & Portofino



PENRITH



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