

# Montara

- SERIES -



*Verge Facade*



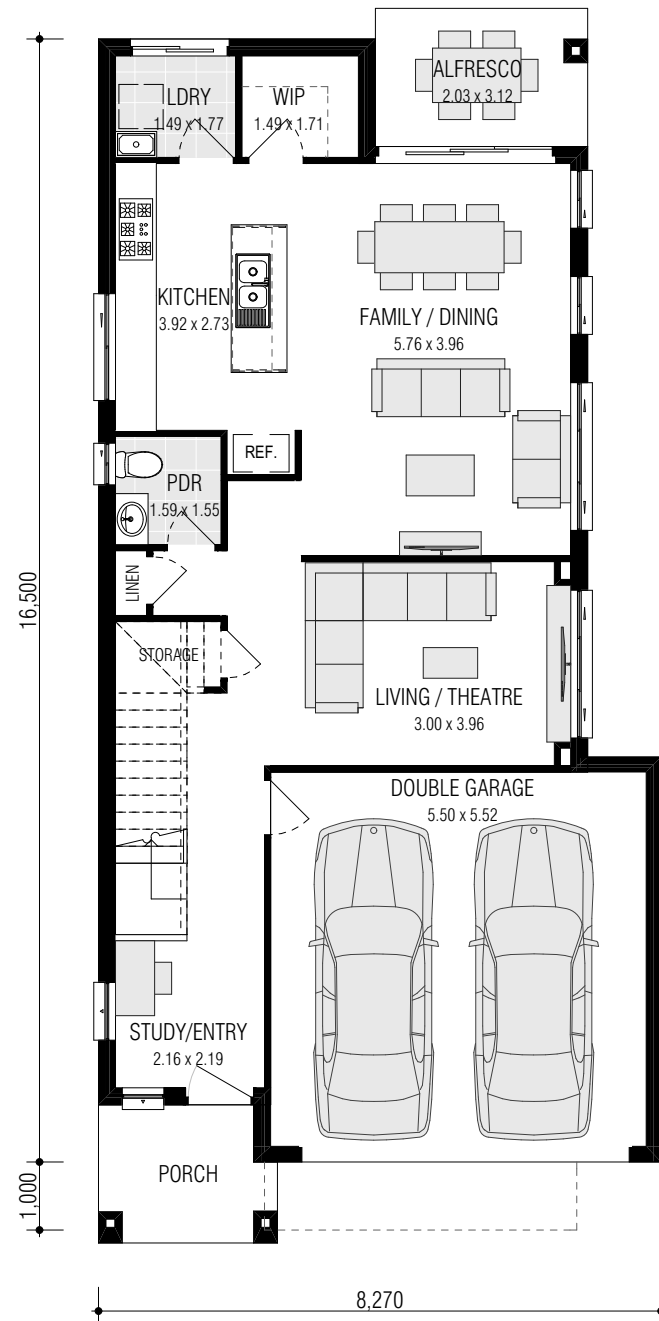
*on display*

27 ELLISON STREET MARSDEN PARK

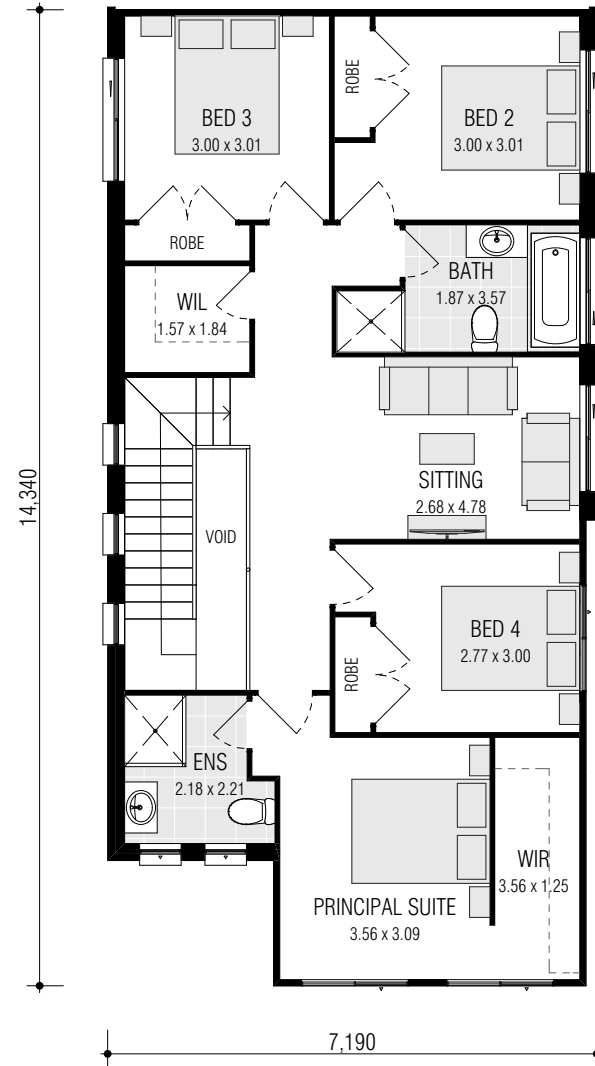
# Montara 24.4

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor



First Floor

Ground Floor	84.88m <sup>2</sup>
First Floor	97.53m <sup>2</sup>
Garage	33.34m <sup>2</sup>
Alfresco	6.33m <sup>2</sup>
Porch	5.04m <sup>2</sup>
<b>Total</b>	<b>227.12m<sup>2</sup></b>

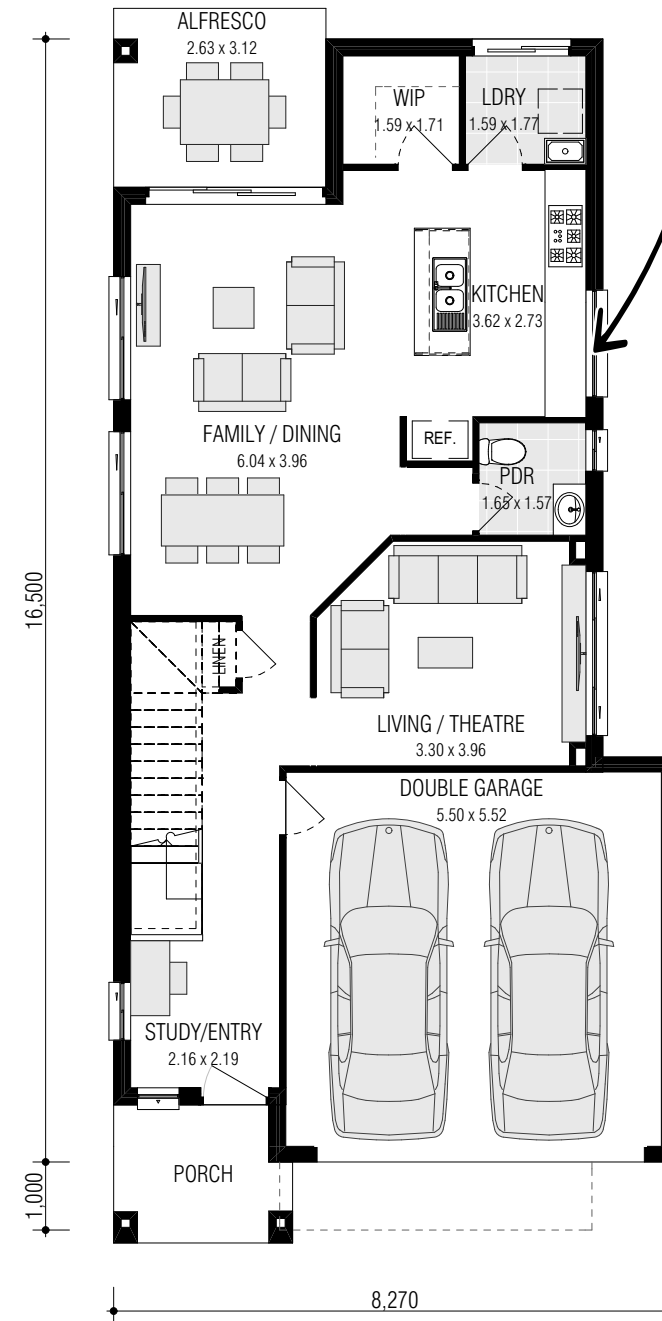


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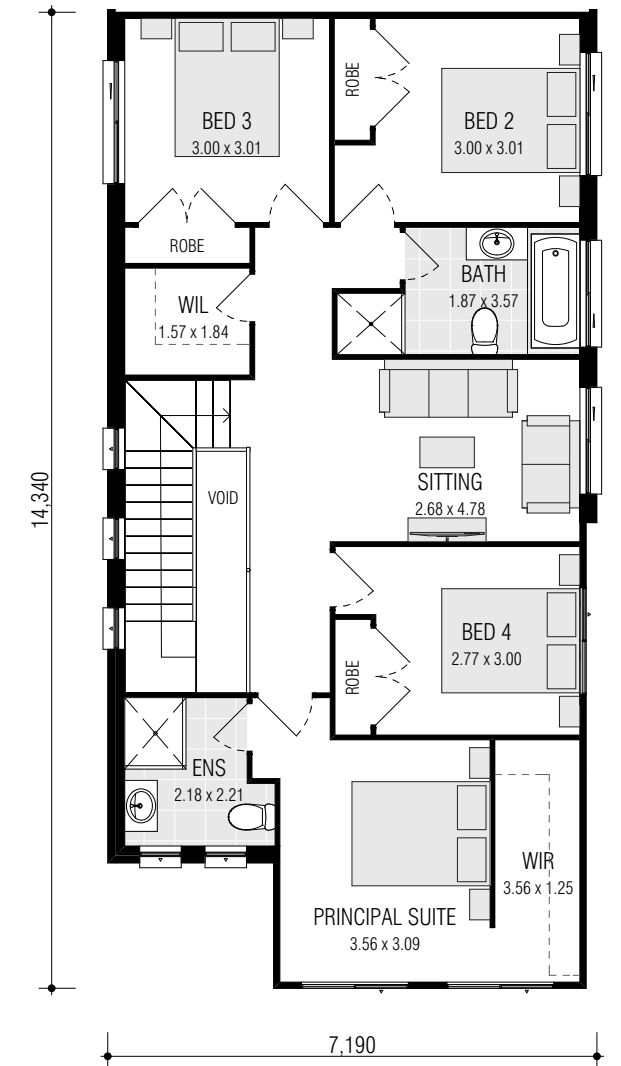
# Montara 24.4 MKII

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor



First Floor

Ground Floor	83.01m <sup>2</sup>
First Floor	97.52m <sup>2</sup>
Garage	33.34m <sup>2</sup>
Alfresco	8.21m <sup>2</sup>
Porch	5.04m <sup>2</sup>
<b>Total</b>	<b>227.12m<sup>2</sup></b>



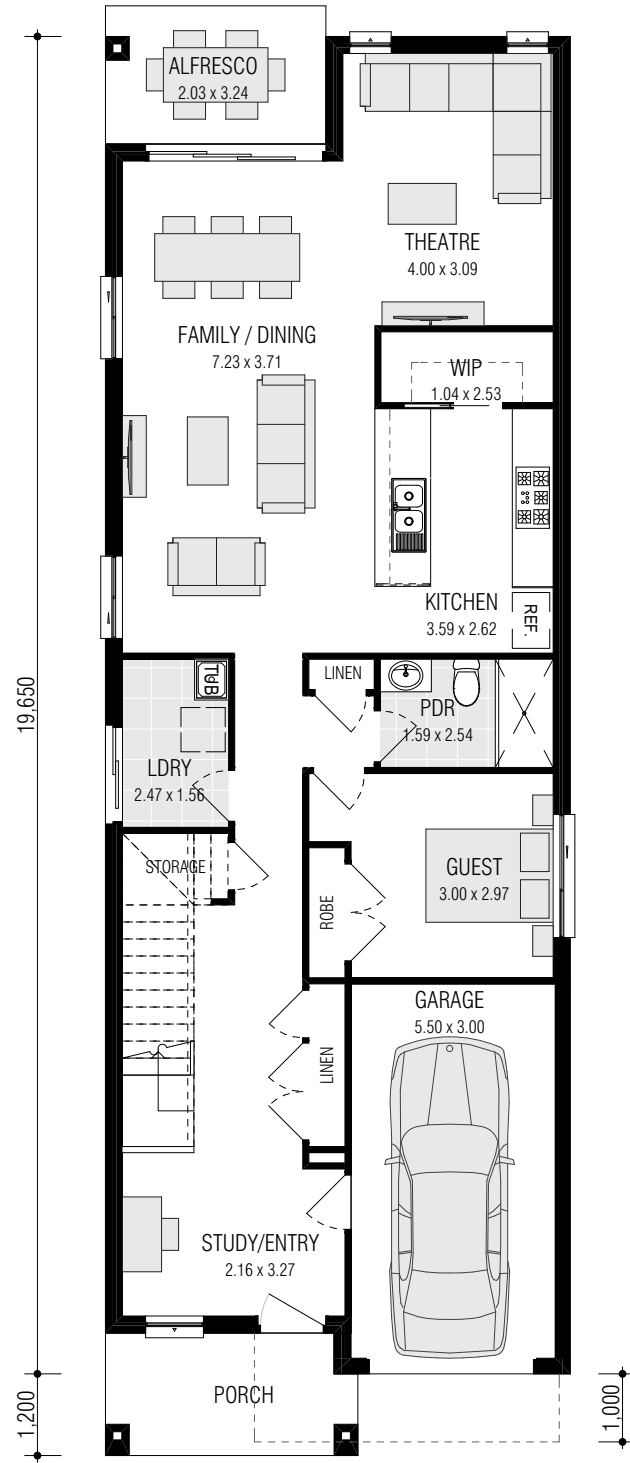
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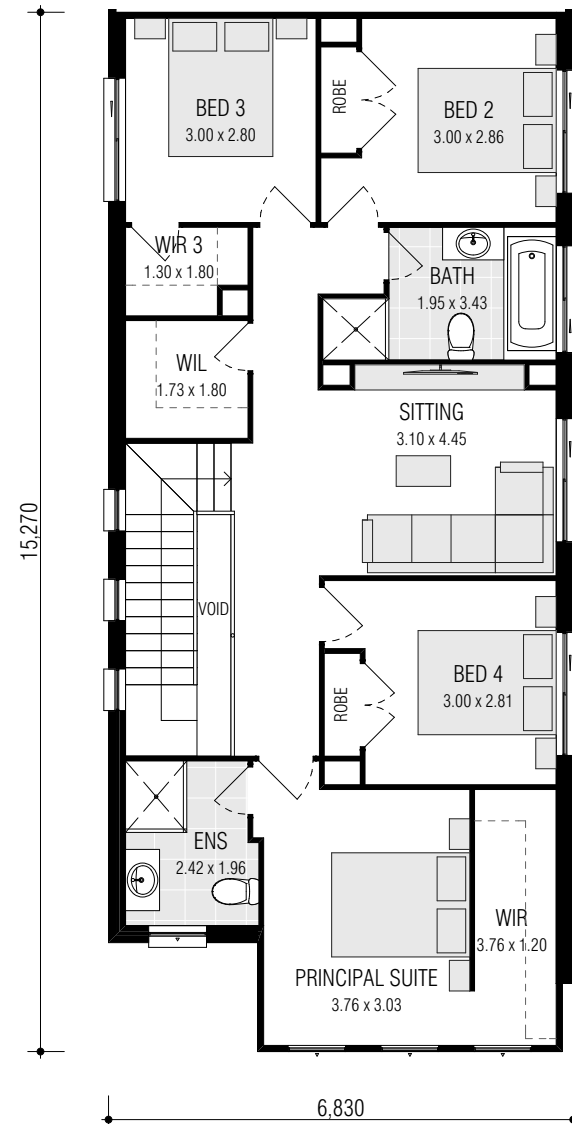
# Montara 25.9

**FITS ON  
9m  
BLOCKS**

FRONTAGE MIN 8.96m



Ground Floor



First Floor

Ground Floor	108.47m <sup>2</sup>
First Floor	100.64m <sup>2</sup>
Garage	18.60m <sup>2</sup>
Alfresco	6.58m <sup>2</sup>
Porch	6.47m <sup>2</sup>
<b>Total</b>	<b>240.76m<sup>2</sup></b>

5 3 1

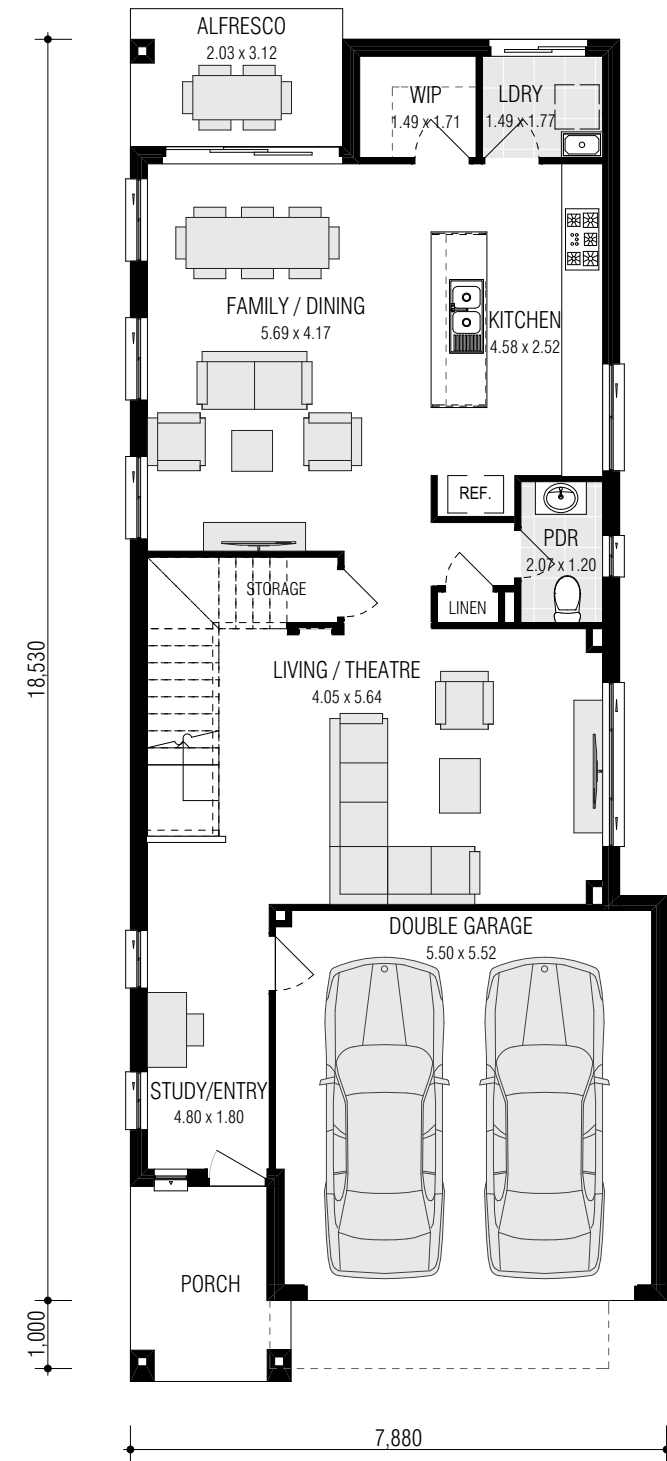
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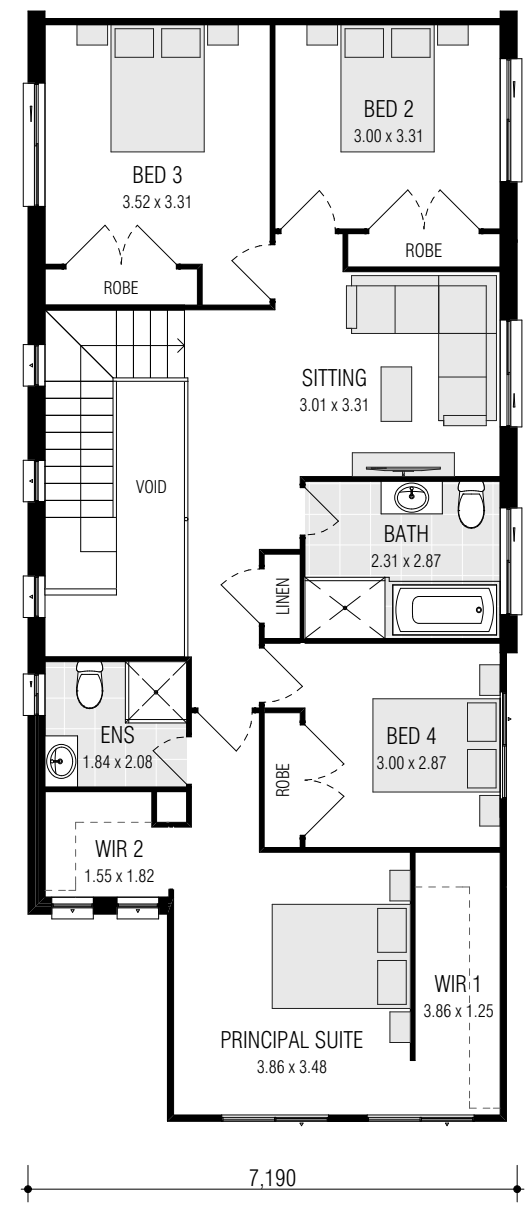
# Montara 27.0

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor



First Floor

Ground Floor	95.20m <sup>2</sup>
First Floor	109.14m <sup>2</sup>
Garage	33.05m <sup>2</sup>
Alfresco	6.33m <sup>2</sup>
Porch	7.01m <sup>2</sup>
<b>Total</b>	<b>250.73m<sup>2</sup></b>

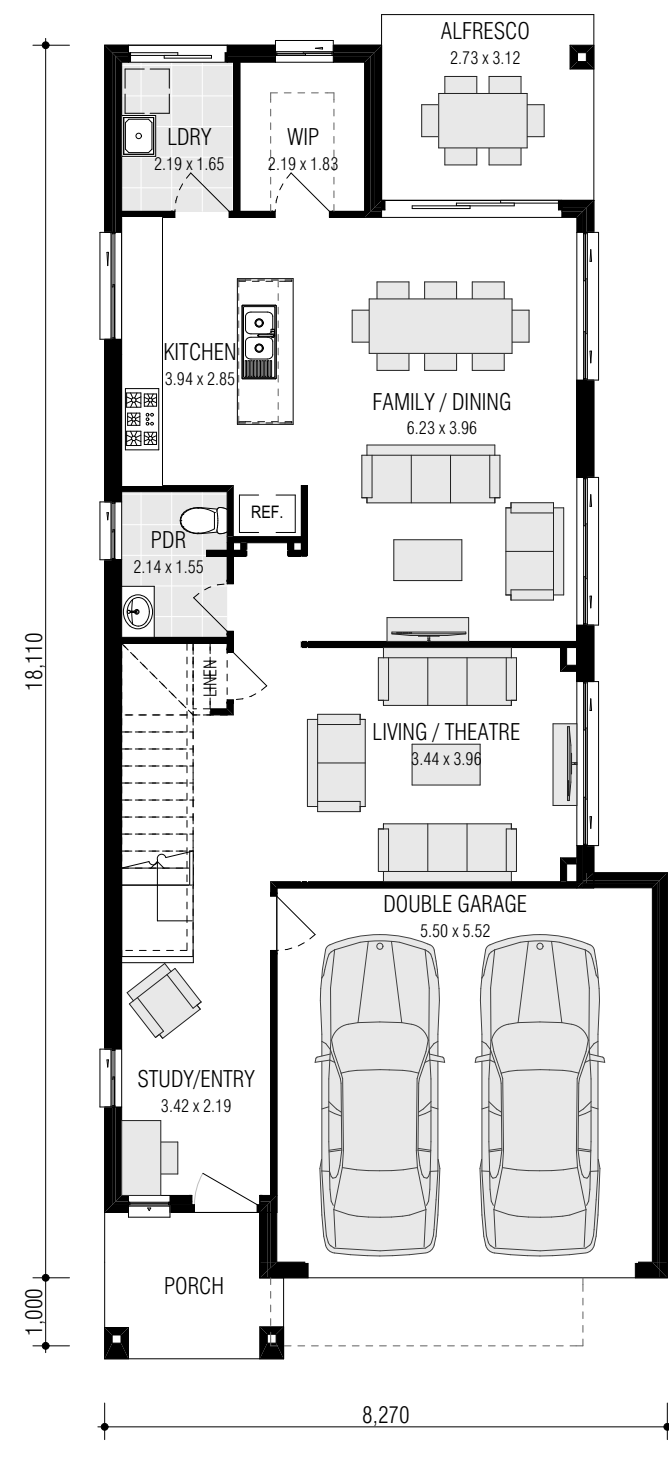
4 3 2

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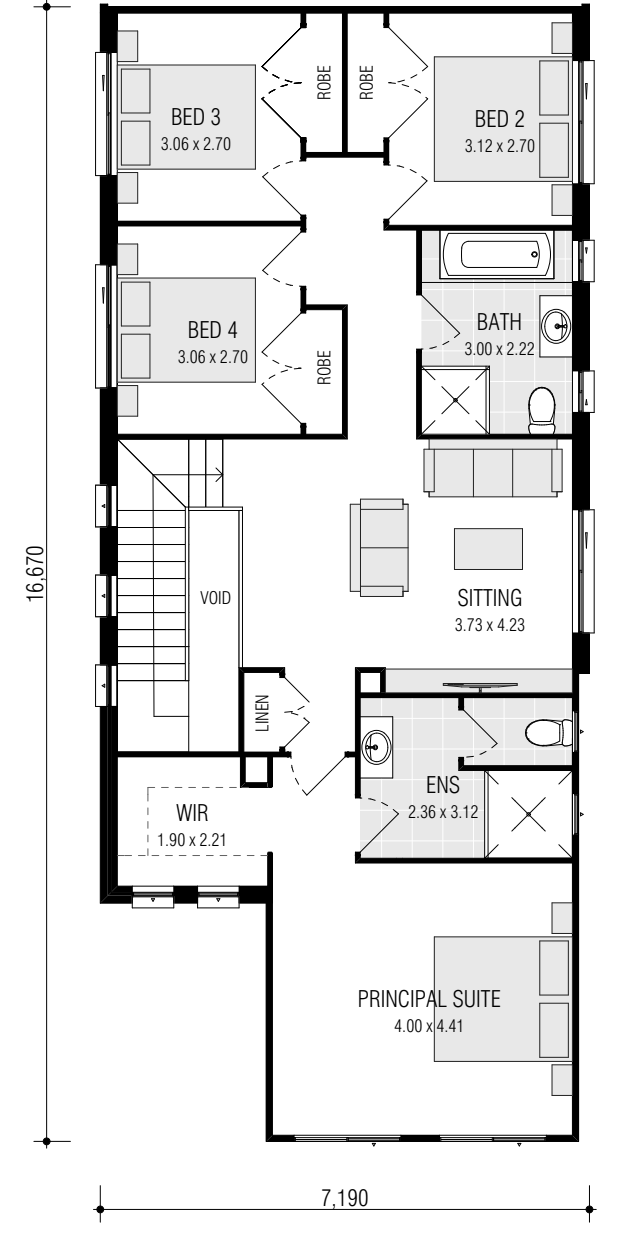
# Montara 27.1

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor



First Floor

Ground Floor	93.97m <sup>2</sup>
First Floor	110.21m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	8.52m <sup>2</sup>
Porch	5.32m <sup>2</sup>
<b>Total</b>	<b>251.39m<sup>2</sup></b>

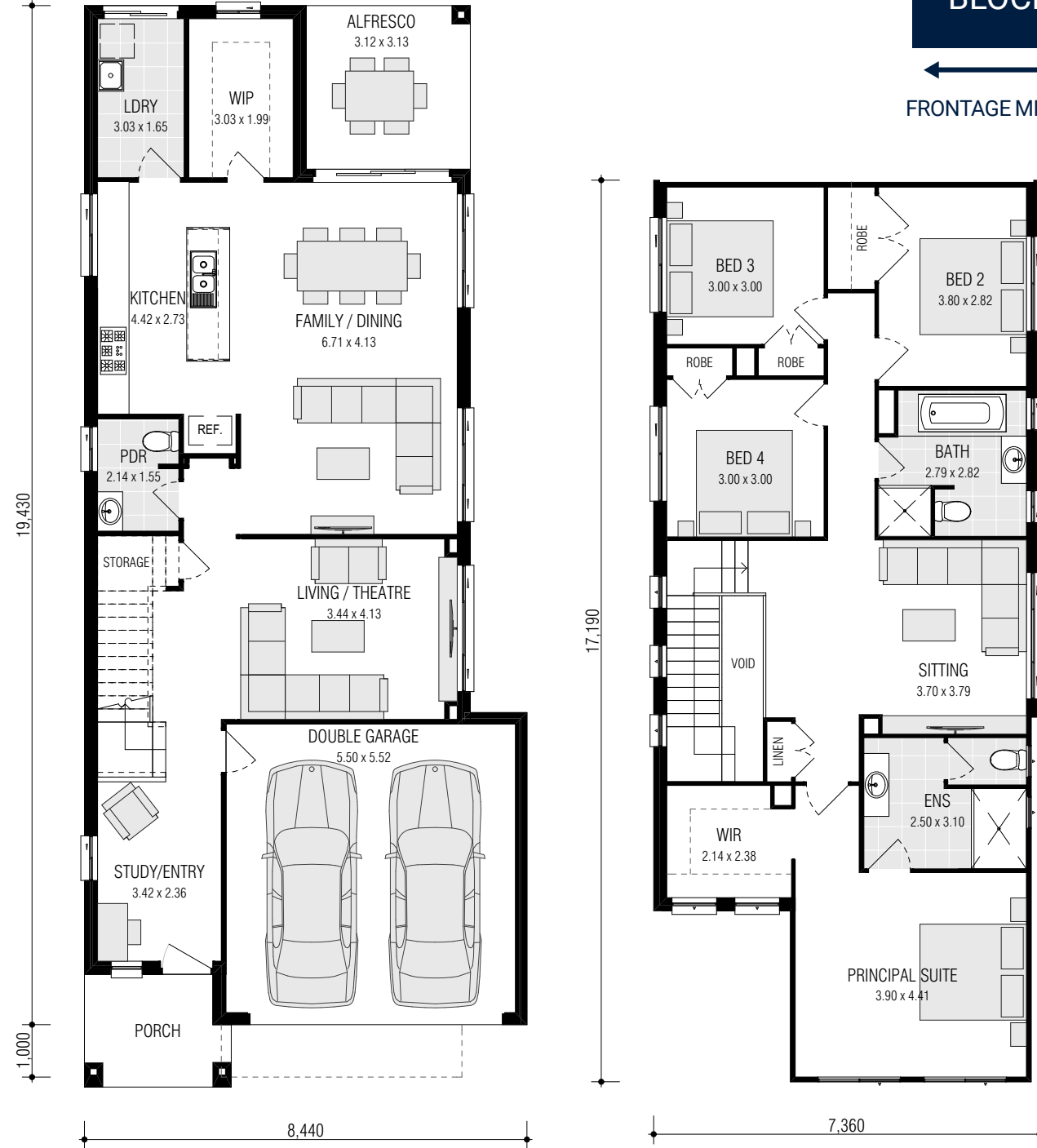
4 3 2

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# Montara 29.0

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.76m



Ground Floor

First Floor

Ground Floor	103.95m <sup>2</sup>
First Floor	116.60m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	9.77m <sup>2</sup>
Porch	5.68m <sup>2</sup>
<b>Total</b>	<b>269.37m<sup>2</sup></b>

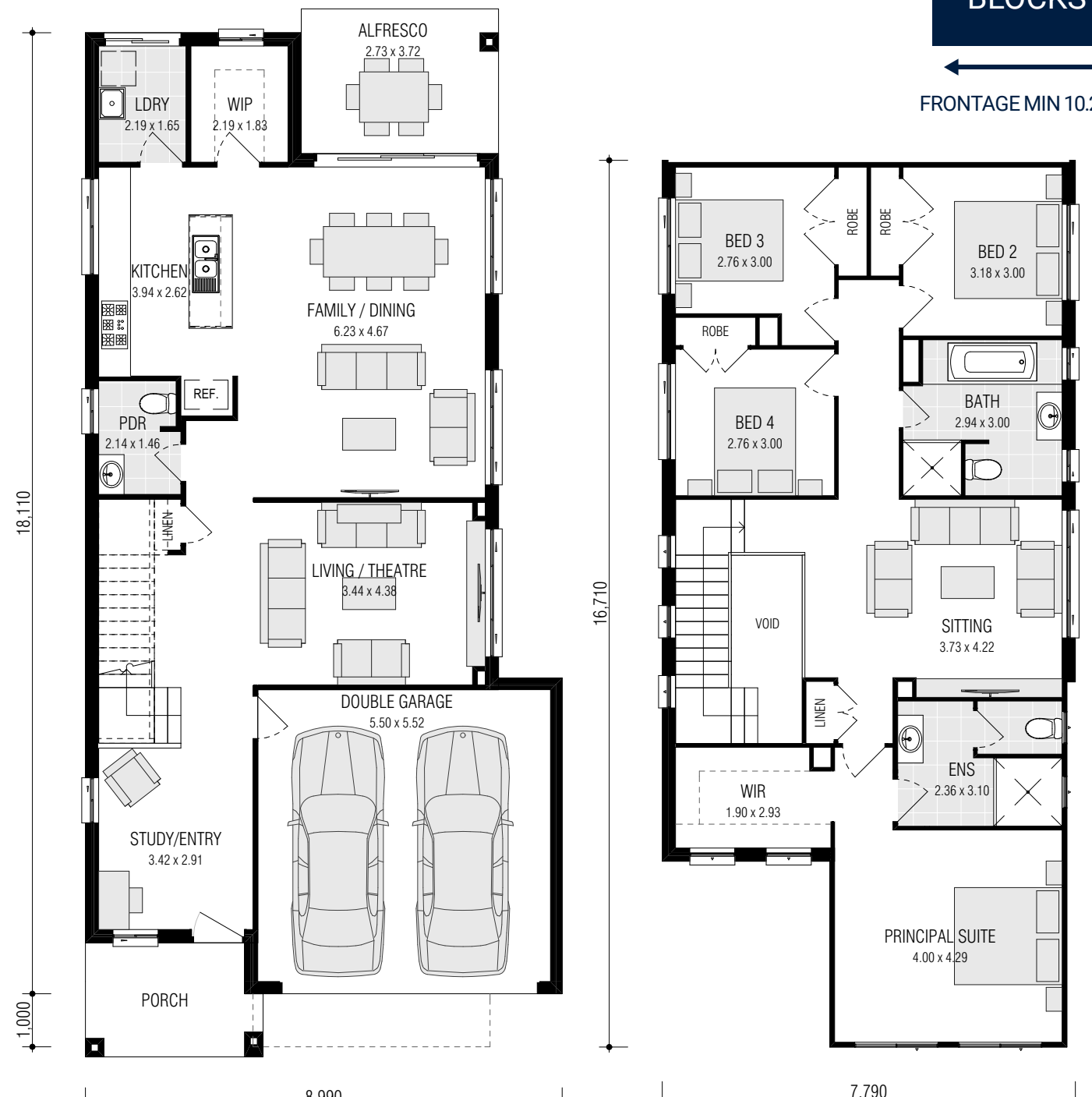


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# Montara 29.2

FITS ON  
**10.5m**  
BLOCKS

FRONTAGE MIN 10.26m



Ground Floor

First Floor

Ground Floor	103.46m <sup>2</sup>
First Floor	117.70m <sup>2</sup>
Garage	33.39m <sup>2</sup>
Alfresco	10.16m <sup>2</sup>
Porch	6.87m <sup>2</sup>
<b>Total</b>	<b>271.58m<sup>2</sup></b>

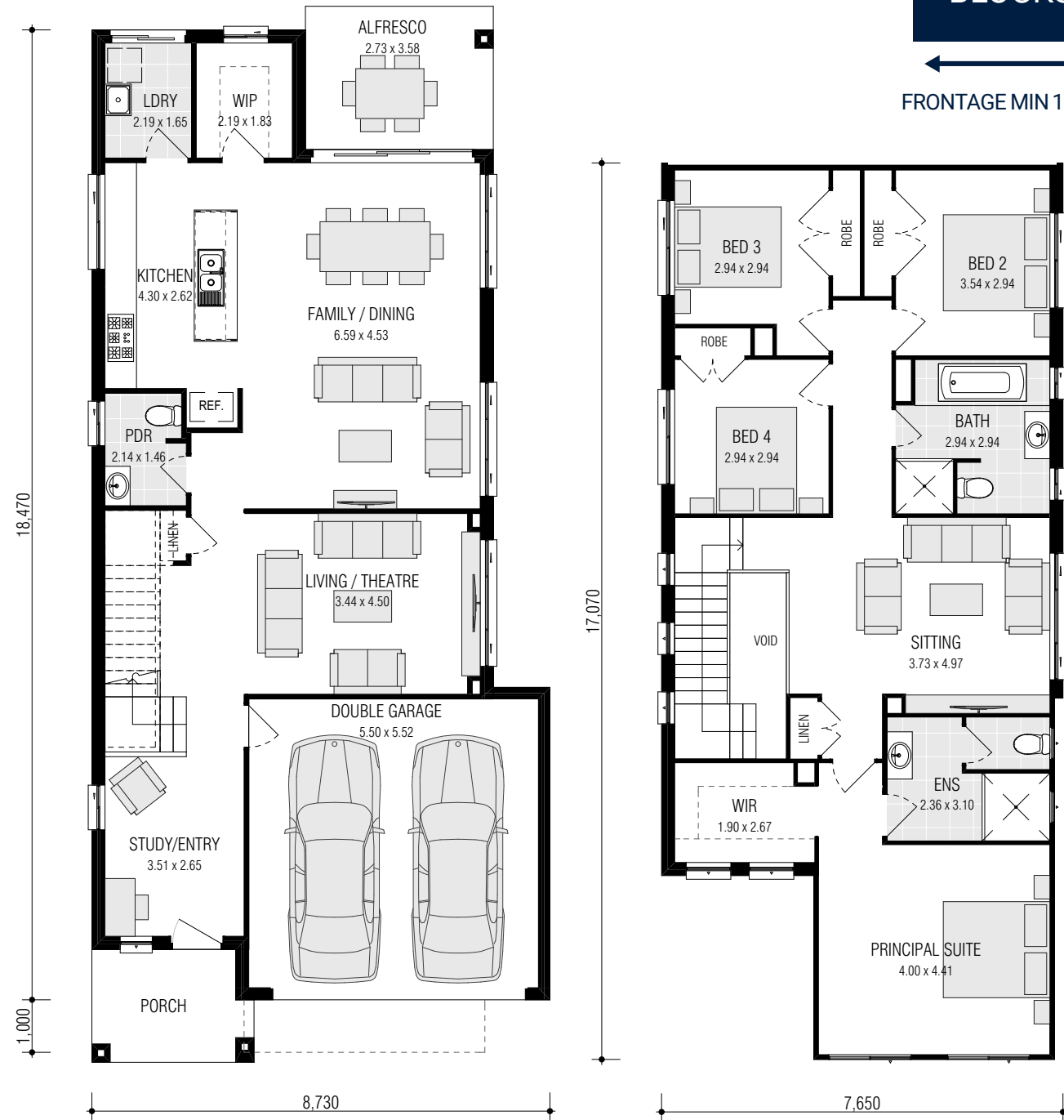


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# Montara 29.3

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

Ground Floor	103.56m <sup>2</sup>
First Floor	119.03m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	9.77m <sup>2</sup>
Porch	6.31m <sup>2</sup>
<b>Total</b>	<b>272.04m<sup>2</sup></b>

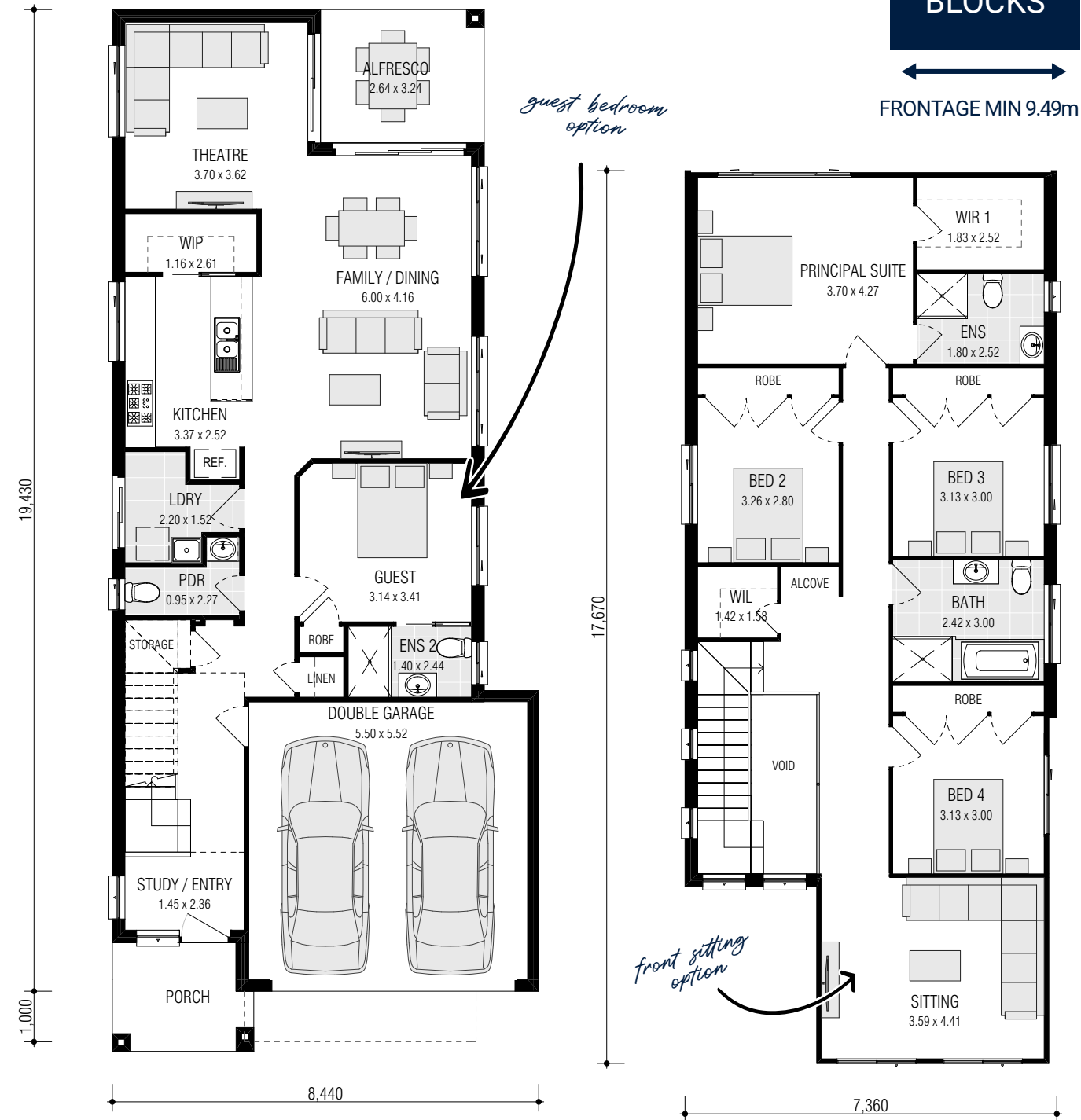


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# Montara 29.3 MKII

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.49m



Ground Floor

First Floor

Ground Floor	105.16m <sup>2</sup>
First Floor	119.53m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	8.55m <sup>2</sup>
Porch	5.68m <sup>2</sup>
<b>Total</b>	<b>272.29m<sup>2</sup></b>



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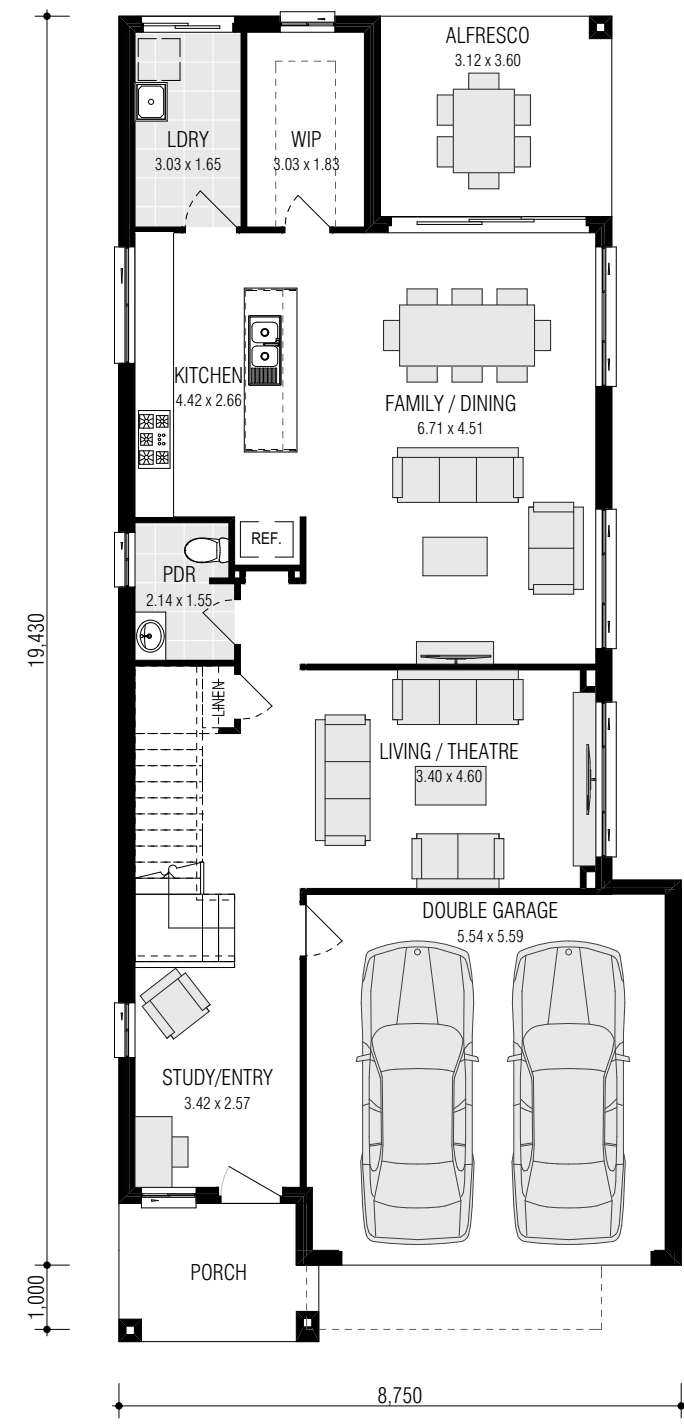




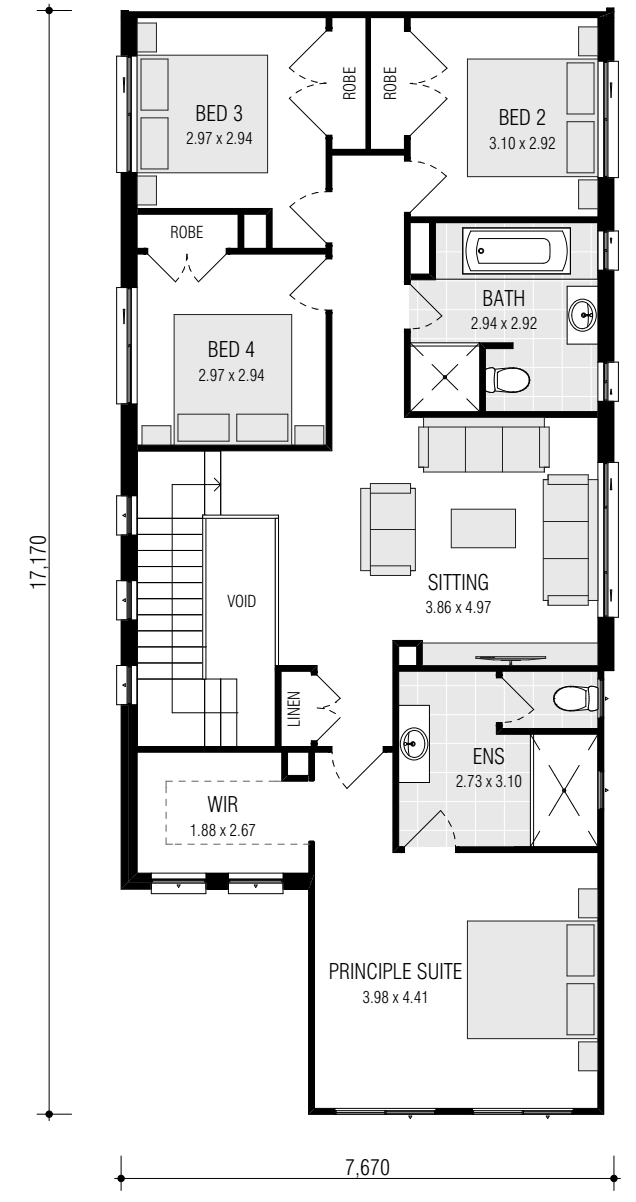
# Montara 30.0

**FITS ON  
10m  
BLOCKS**

FRONTAGE MIN 10.00m



*Ground Floor*



*First Floor*

Ground Floor	107.54m <sup>2</sup>
First Floor	120.22m <sup>2</sup>
Garage	34.08m <sup>2</sup>
Alfresco	11.23m <sup>2</sup>
Porch	6.35m <sup>2</sup>
<b>Total</b>	<b>279.42m<sup>2</sup></b>

**4** **3** **2**

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# Montara 30.0 MKII

FITS ON  
**10m**  
BLOCKS



Ground Floor

First Floor

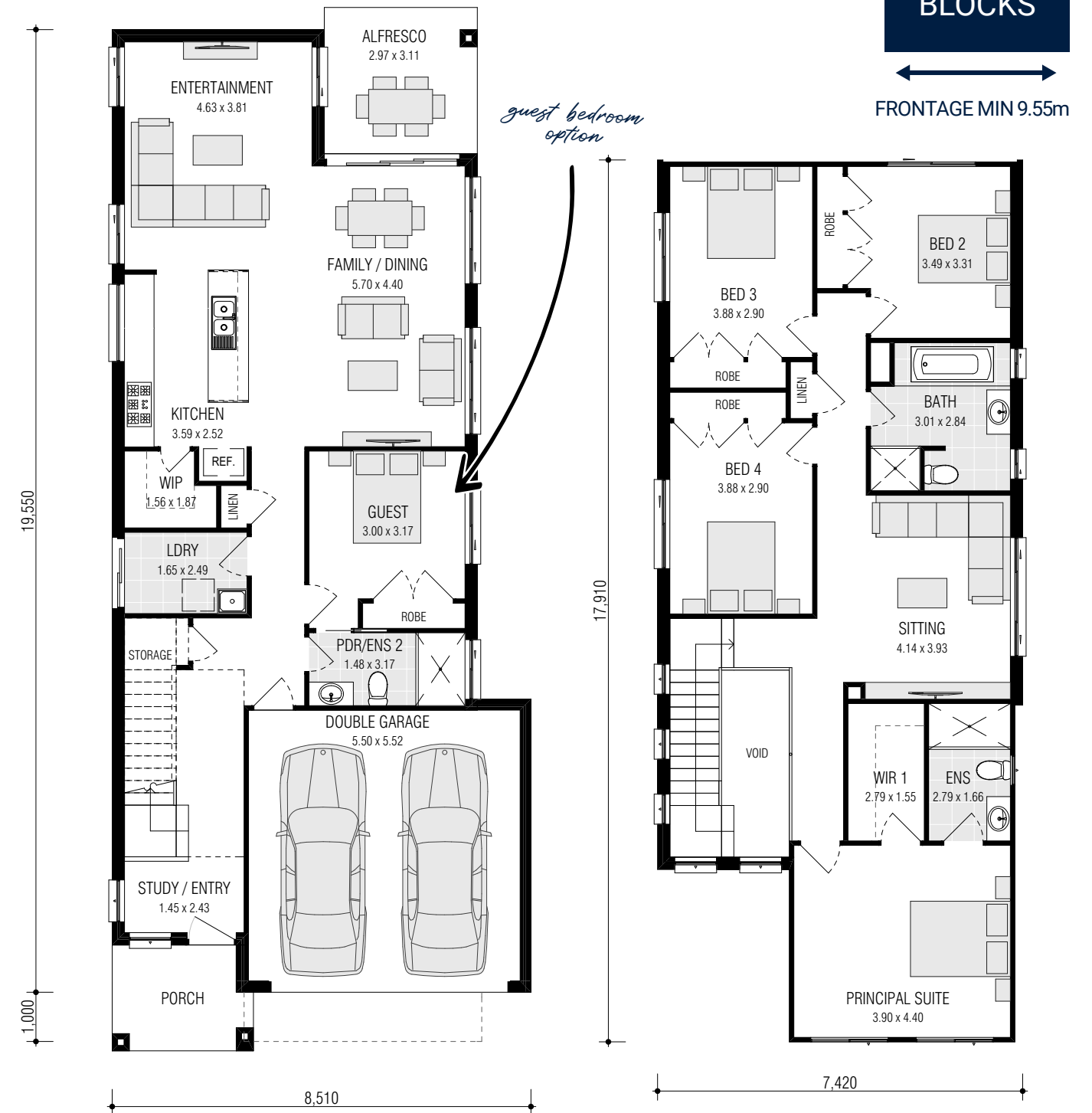
Ground Floor	107.92m <sup>2</sup>
First Floor	122.12m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	9.24m <sup>2</sup>
Porch	5.83m <sup>2</sup>
<b>Total</b>	<b>278.48m<sup>2</sup></b>



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# Montara 30.0 MKIII

FITS ON  
**10m**  
BLOCKS



Ground Floor

First Floor

Ground Floor	107.92m <sup>2</sup>
First Floor	122.12m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	9.24m <sup>2</sup>
Porch	5.83m <sup>2</sup>
<b>Total</b>	<b>278.48m<sup>2</sup></b>



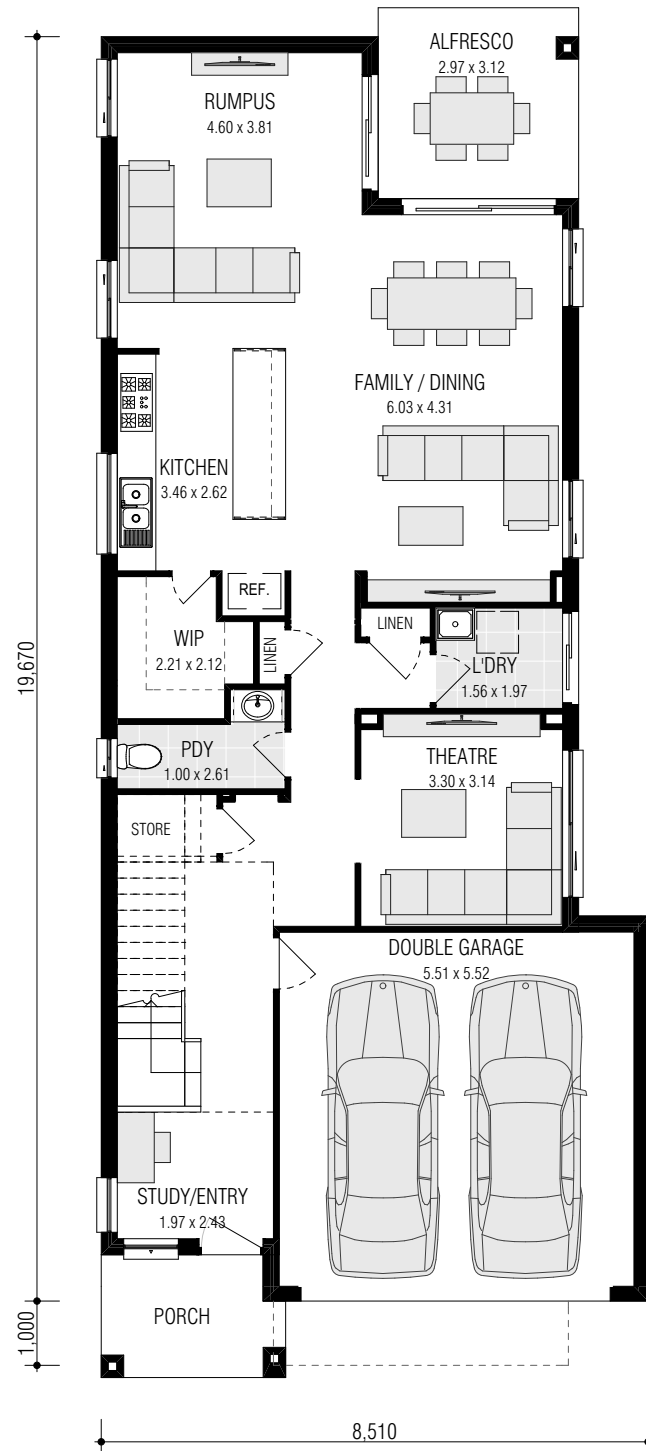
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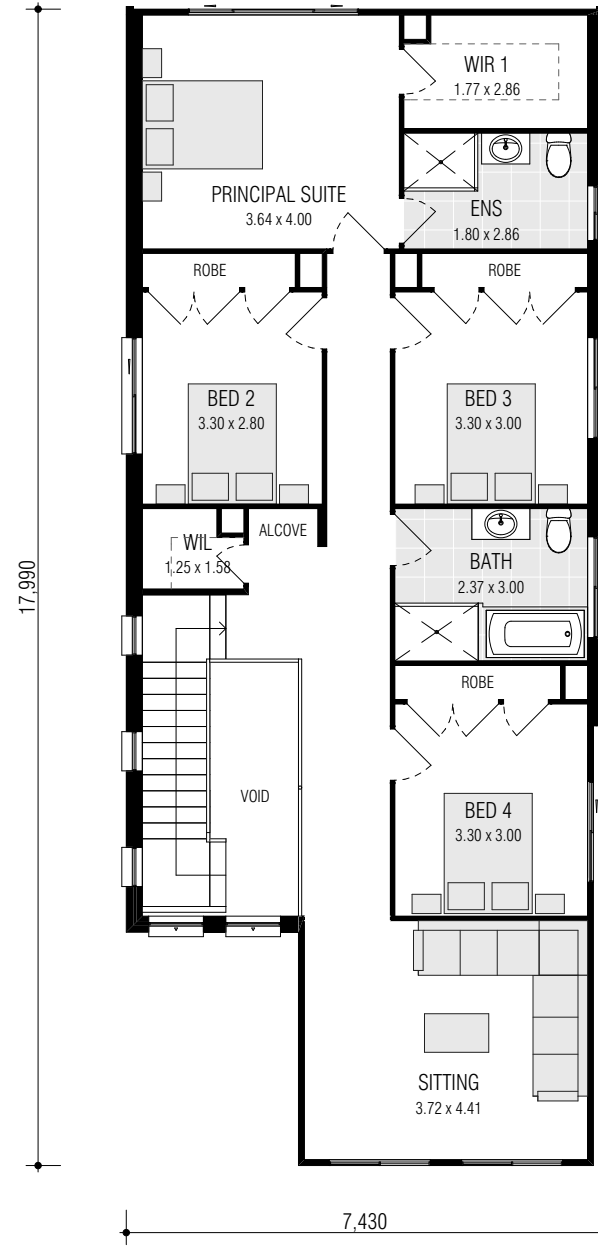
# Montara 30.1 ZERO LOT

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.91m



Ground Floor

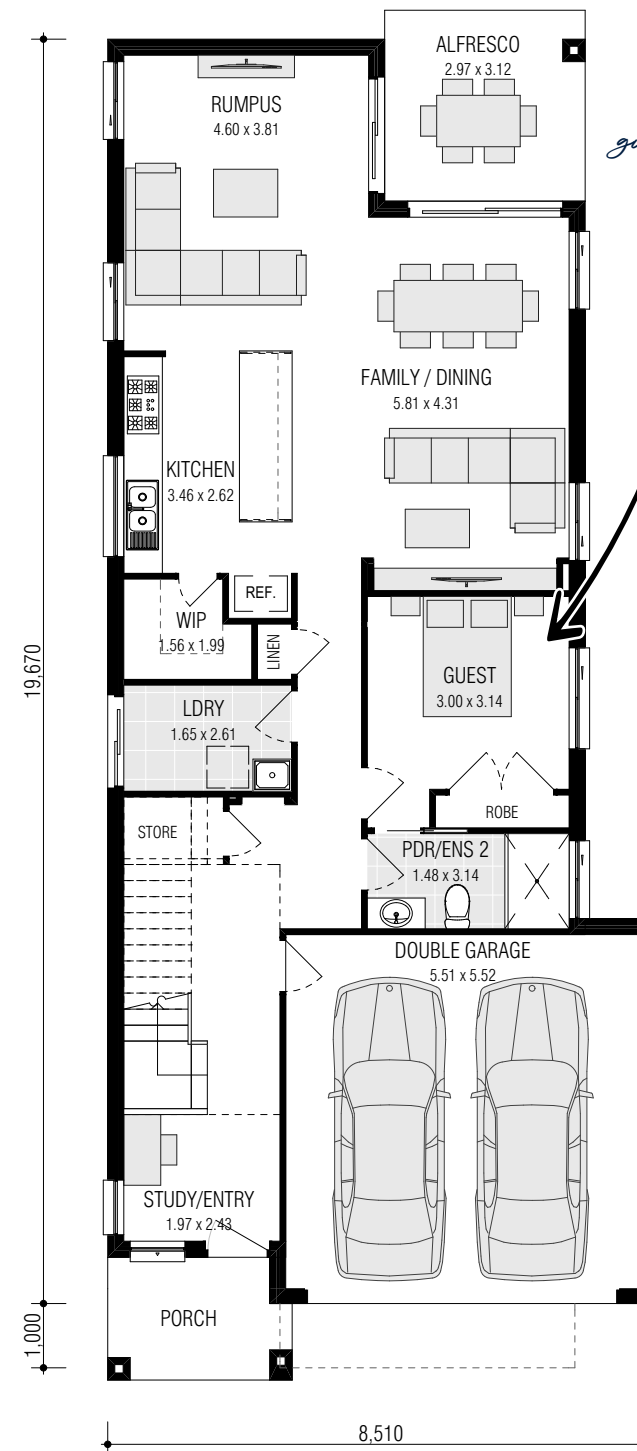


First Floor

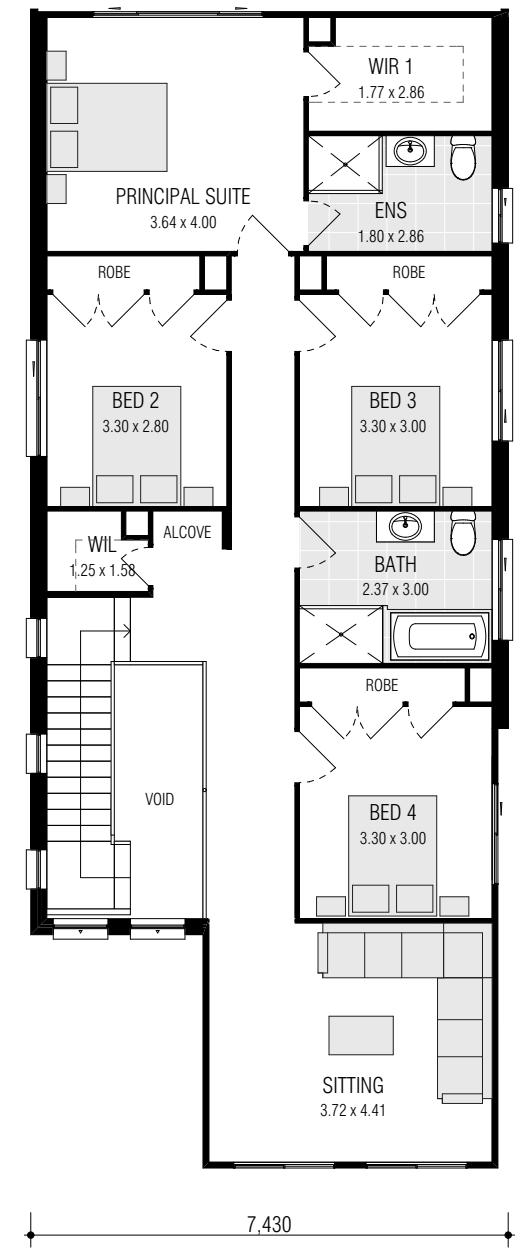
# Montara 30.1 MKII ZERO LOT

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.91m



Ground Floor



First Floor

Ground Floor	109.54m <sup>2</sup>
First Floor	122.86m <sup>2</sup>
Garage	33.40m <sup>2</sup>
Alfresco	9.27m <sup>2</sup>
Porch	5.23m <sup>2</sup>
<b>Total</b>	<b>280.30m<sup>2</sup></b>



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Ground Floor	109.54m <sup>2</sup>
First Floor	122.86m <sup>2</sup>
Garage	33.40m <sup>2</sup>
Alfresco	9.27m <sup>2</sup>
Porch	5.23m <sup>2</sup>
<b>Total</b>	<b>280.30m<sup>2</sup></b>

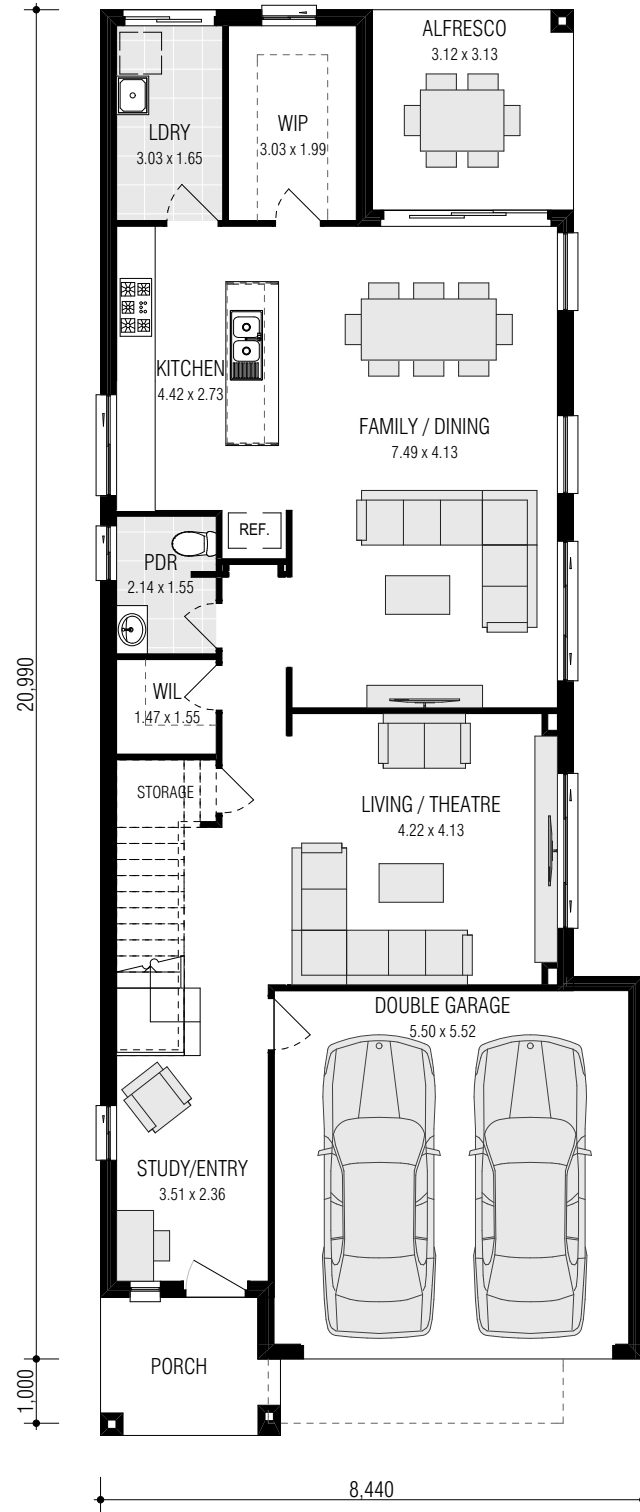


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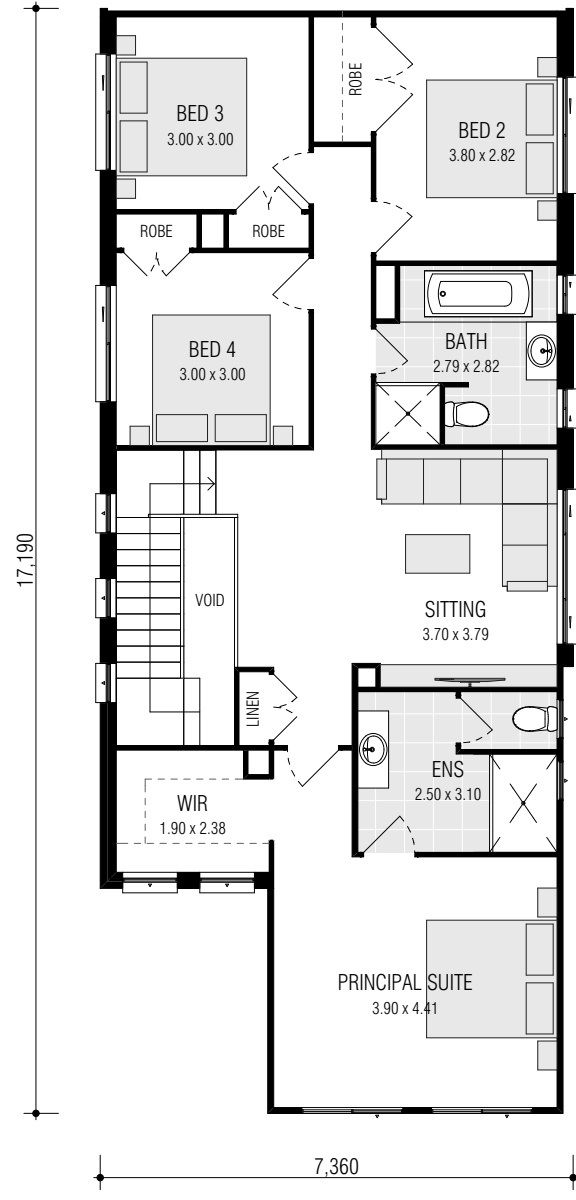
# Montara 30.2

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.76m



Ground Floor



First Floor

Ground Floor	115.43m <sup>2</sup>
First Floor	115.97m <sup>2</sup>
Garage	33.37m <sup>2</sup>
Alfresco	9.77m <sup>2</sup>
Porch	5.68m <sup>2</sup>
<b>Total</b>	<b>280.22m<sup>2</sup></b>

4 3 2

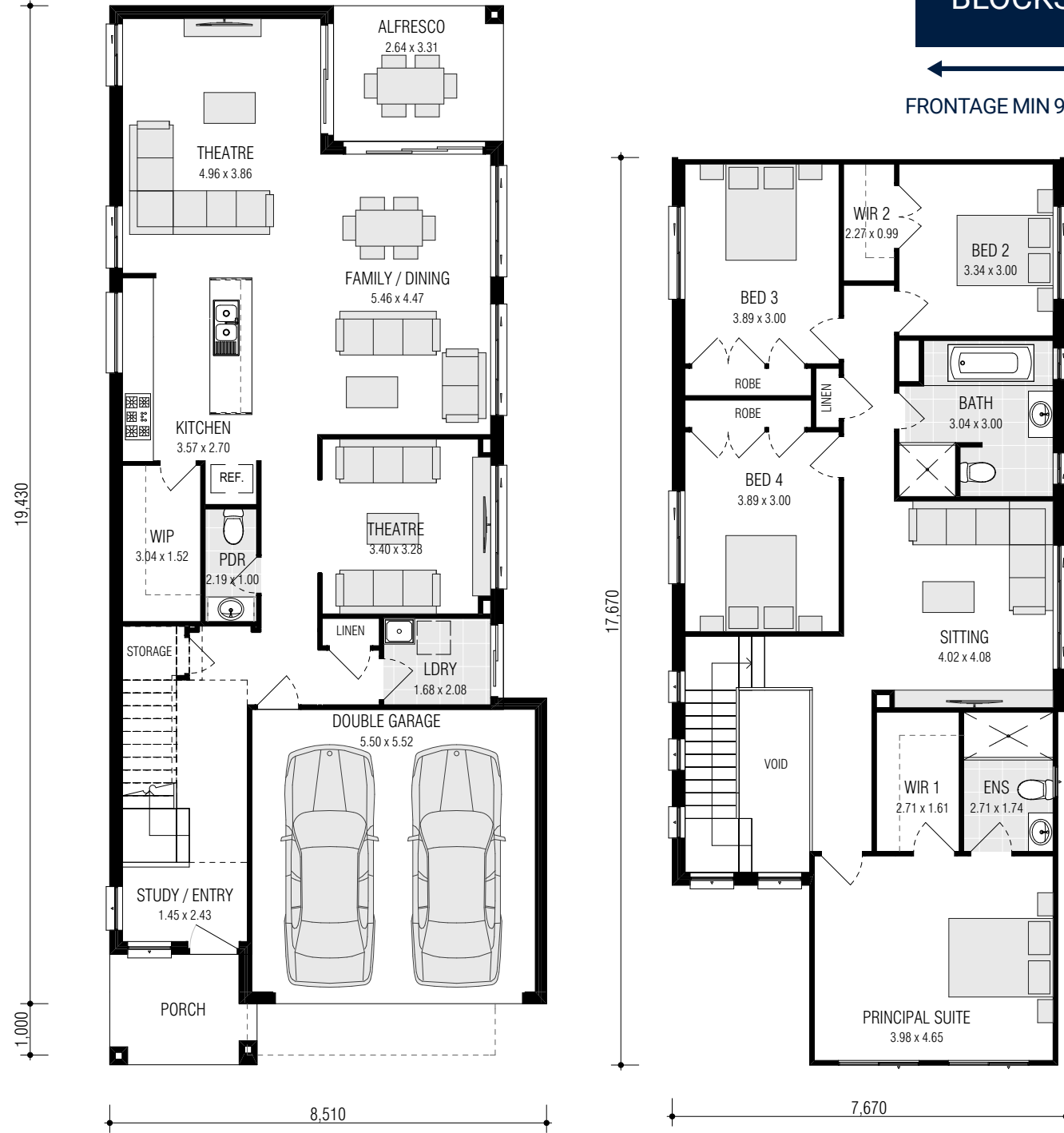
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# Montara 30.4

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 9.55m



Ground Floor

First Floor

Ground Floor	109.55m <sup>2</sup>
First Floor	124.74m <sup>2</sup>
Garage	33.32m <sup>2</sup>
Alfresco	8.74m <sup>2</sup>
Porch	5.83m <sup>2</sup>
<b>Total</b>	<b>282.18m<sup>2</sup></b>

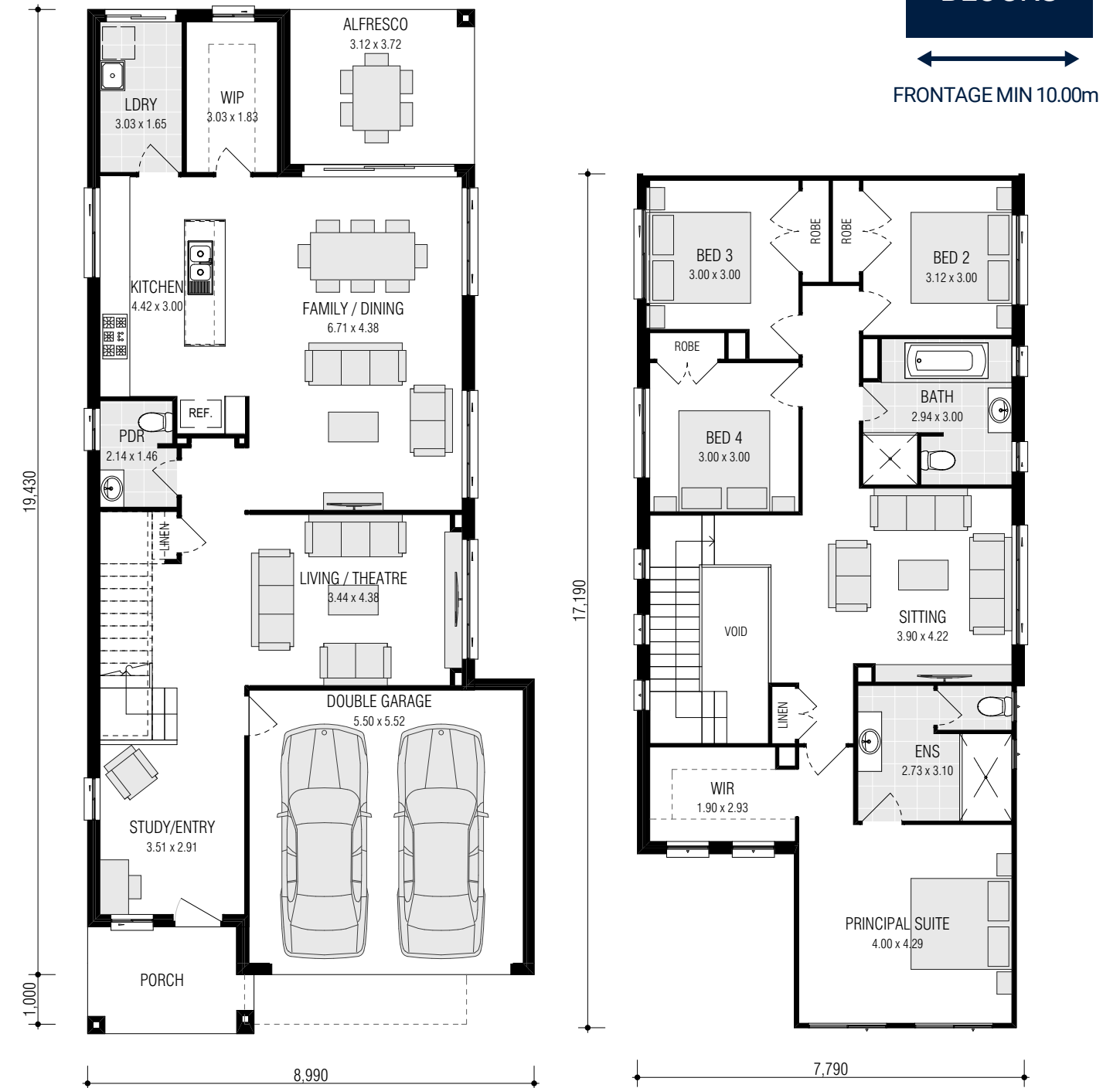


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# Montara 30.6

FITS ON  
**10m**  
BLOCKS

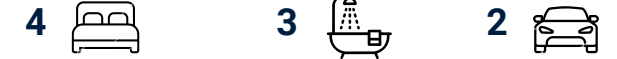
FRONTAGE MIN 10.00m



Ground Floor

First Floor

Ground Floor	110.62m <sup>2</sup>
First Floor	121.44m <sup>2</sup>
Garage	33.39m <sup>2</sup>
Alfresco	11.61m <sup>2</sup>
Porch	6.87m <sup>2</sup>
<b>Total</b>	<b>283.93m<sup>2</sup></b>



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### Distinct Upgrades

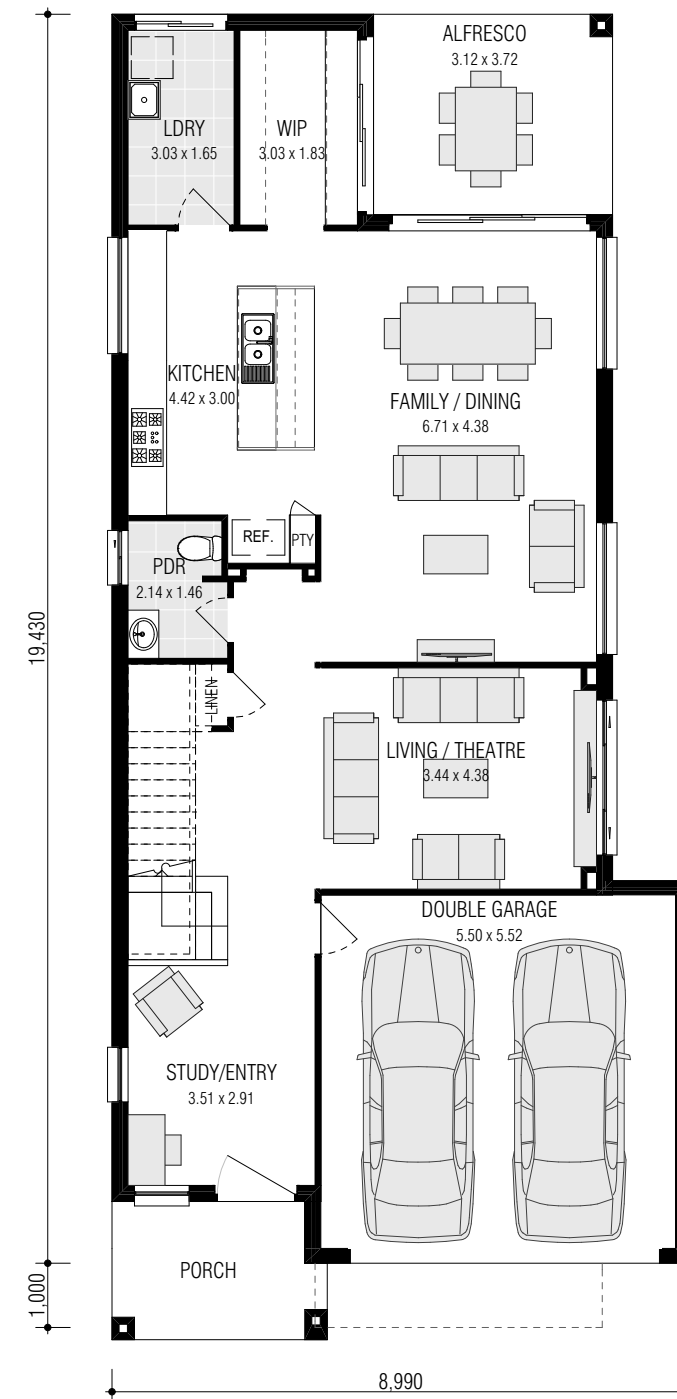
- Freestanding bath to the Main Bathroom
- Shower Niche to each shower (2)
- 1500 double bowl vanity to the Bathroom
- Wall to Wall Double Bowl Vanity to Ensuite
- Full Height Tiling to the Ensuite Shower Area, including tiling to the window reveals
- 1200 Island bench to the Kitchen
- Laminate benchtop 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

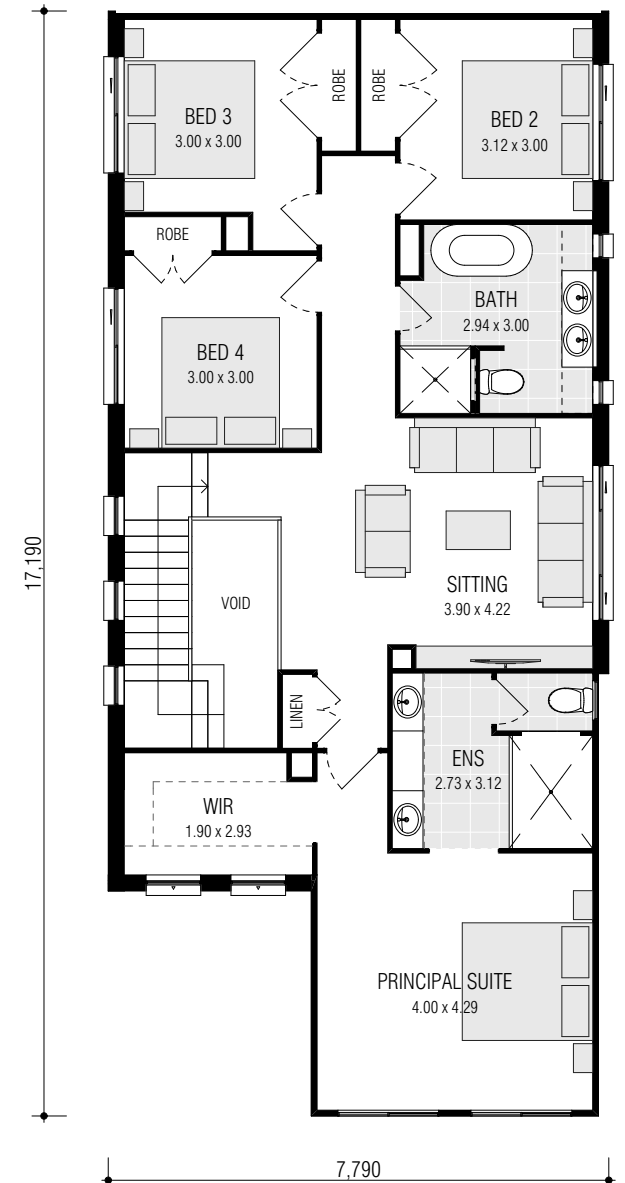


FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor



First Floor

Ground Floor	110.62m <sup>2</sup>
First Floor	121.44m <sup>2</sup>
Garage	33.39m <sup>2</sup>
Alfresco	11.61m <sup>2</sup>
Porch	6.87m <sup>2</sup>
<b>Total</b>	<b>283.93m<sup>2</sup></b>



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# Montara 30.6 MKII

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

Ground Floor	113.04m <sup>2</sup>
First Floor	121.44m <sup>2</sup>
Garage	33.39m <sup>2</sup>
Alfresco	9.19m <sup>2</sup>
Porch	6.87m <sup>2</sup>
<b>Total</b>	<b>283.93m<sup>2</sup></b>

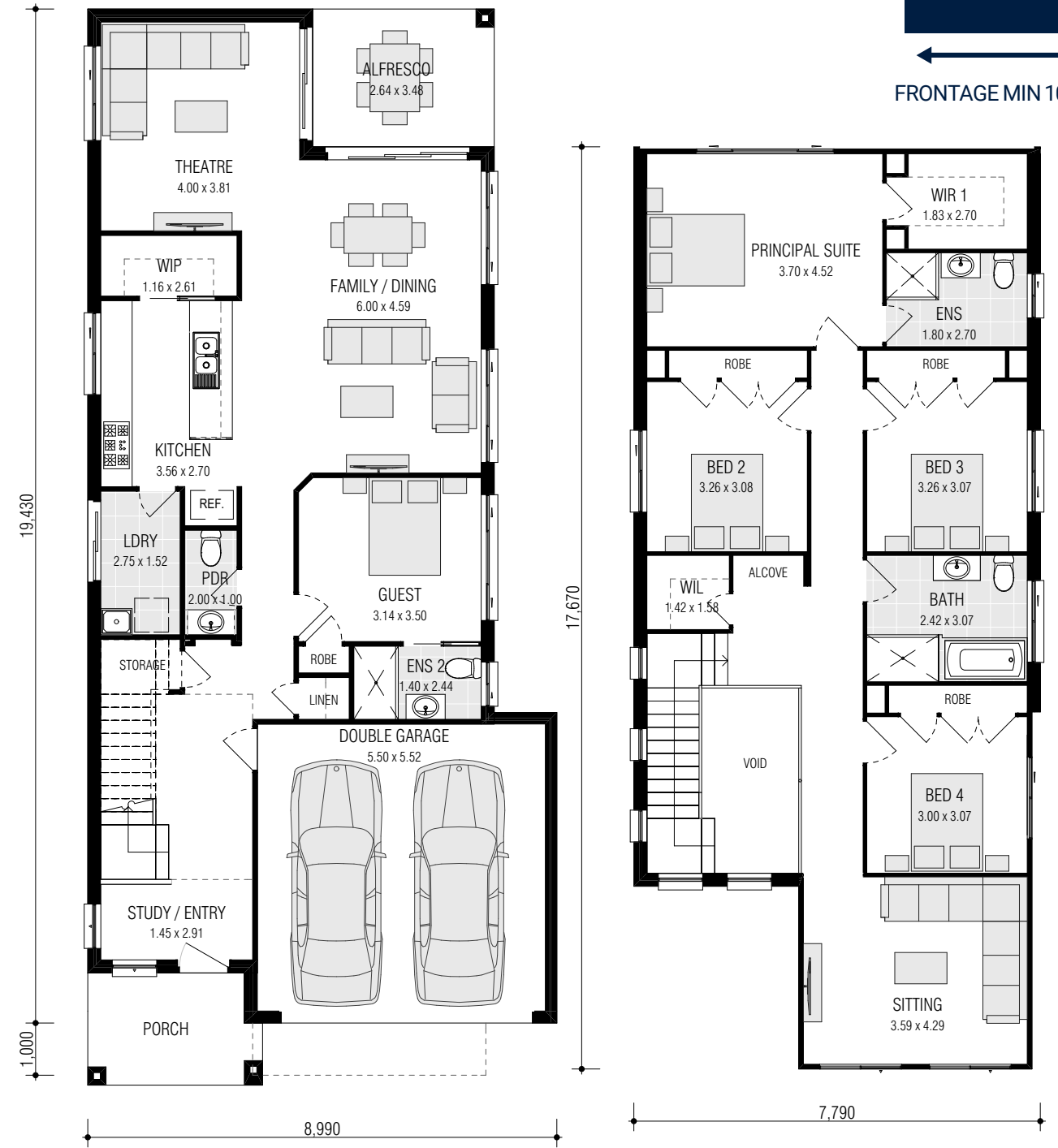


DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depict fixtures, finishes & features not supplied by Firststyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative items, window furnishing. Dimensions are approximate only and may vary according to façade, purchasers are advised to refer to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firststyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firststyle Homes Pty Ltd ABN 59 087 773 779 B.L.113412C

# Montara 31.0

FITS ON  
**10m**  
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

Ground Floor	113.04m <sup>2</sup>
First Floor	125.18m <sup>2</sup>
Garage	33.39m <sup>2</sup>
Alfresco	9.19m <sup>2</sup>
Porch	6.87m <sup>2</sup>
<b>Total</b>	<b>287.67m<sup>2</sup></b>



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# Montara 31.9

FRONTAGE MIN 12.65m

# Facade Options



Ground Floor

First Floor

Ground Floor	119.41m <sup>2</sup>
First Floor	124.78m <sup>2</sup>
Garage	33.61m <sup>2</sup>
Alfresco	11.61m <sup>2</sup>
Porch	6.87m <sup>2</sup>
<b>Total</b>	<b>296.28m<sup>2</sup></b>

4 3 2

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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@firststyle.com.au

**ON DISPLAY:** Chatswood, Emerald, Riverside & Keswick

## 2. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street, Leppington NSW 2179

**PH:** 9608 9777 **E:** leppington@firststyle.com.au

**ON DISPLAY:** Paddington & Belrose

## 3. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty NSW 2570

**PH:** 7813 5306 **E:** cobbitty@firststyle.com.au

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

## 4. WILTON

### WILTON GREENS

4 Hepper Parkway, Wilton NSW 2571

**PH:** 9043 5890 **E:** wilton@firststyle.com.au

**ON DISPLAY:** Portofino, Evendale & Clarkson

## 5. MARSDEN PARK

### HOMEWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

**PH:** 8630 0429 **E:** marsdenpark@firststyle.com.au

**ON DISPLAY:** Norwood & Montara

## 6. BOX HILL

### HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

**PH:** 8630 2020 **E:** boxhill@firststyle.com.au

**ON DISPLAY:** Grantham, Avoca & Clovelly

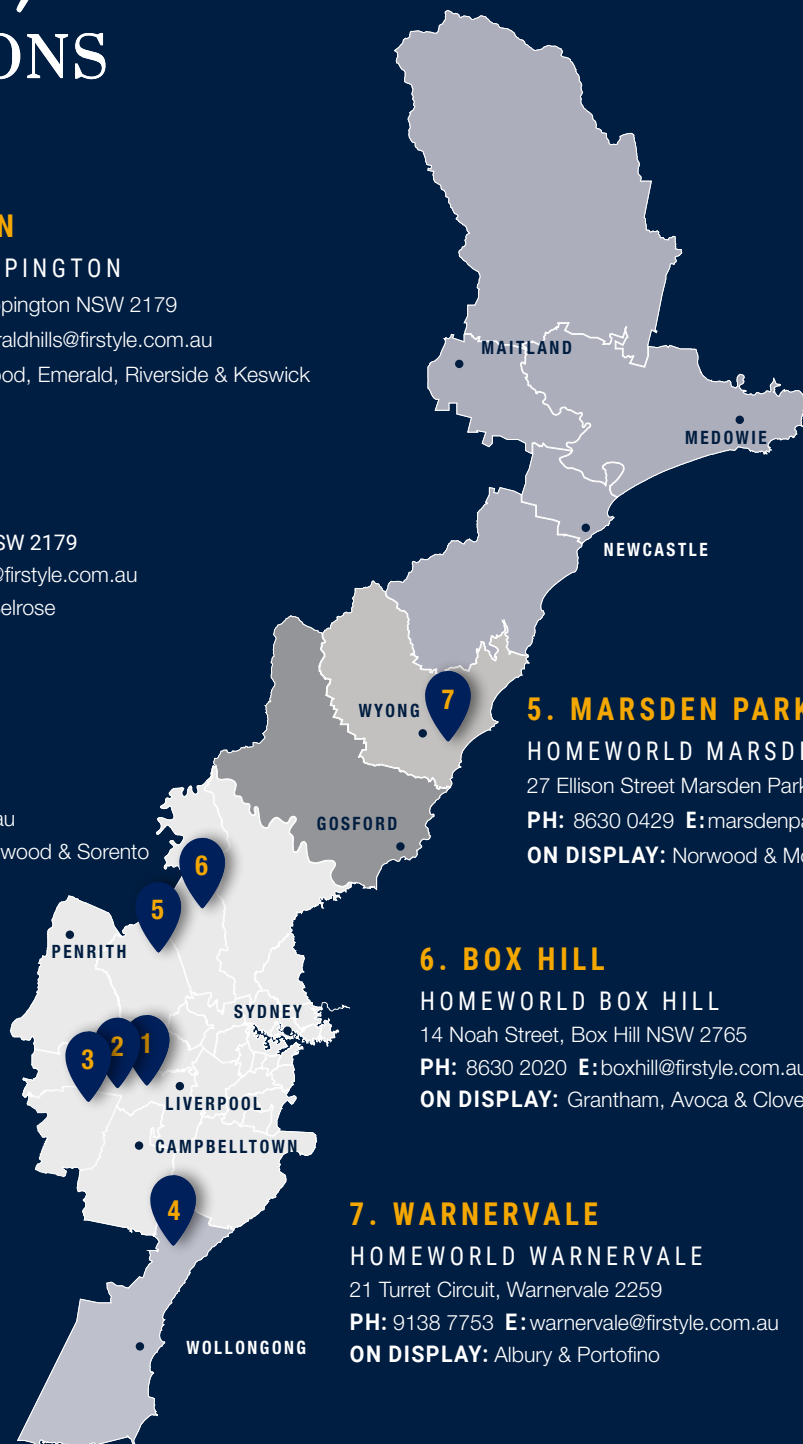
## 7. WARNERVALE

### HOMEWORLD WARNERVALE

21 Turret Circuit, Warnervale 2259

**PH:** 9138 7753 **E:** warnervale@firststyle.com.au

**ON DISPLAY:** Albury & Portofino



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