

Montara

- SERIES -



Verge Facade



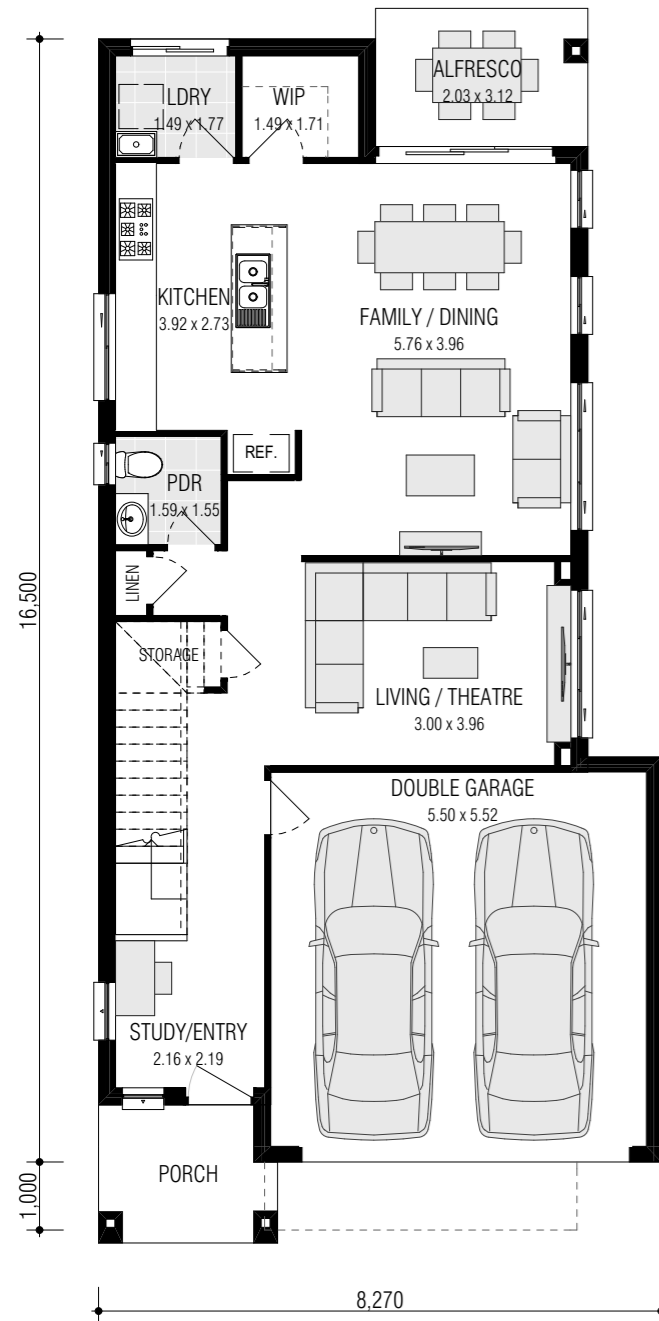
on display

27 ELLISON STREET MARSDEN PARK

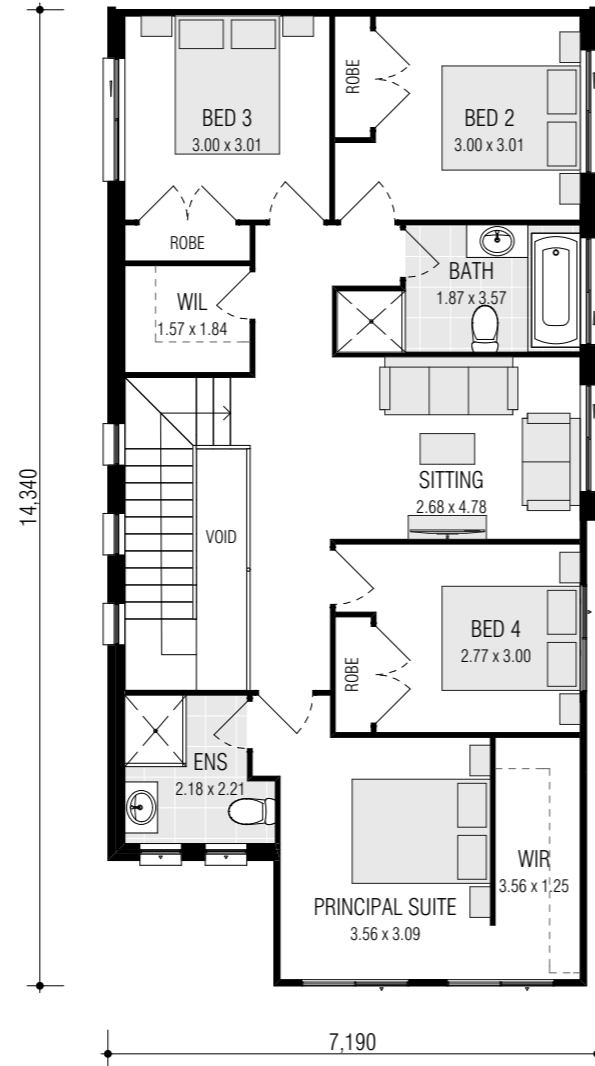
Montara 24.4

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor



First Floor

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

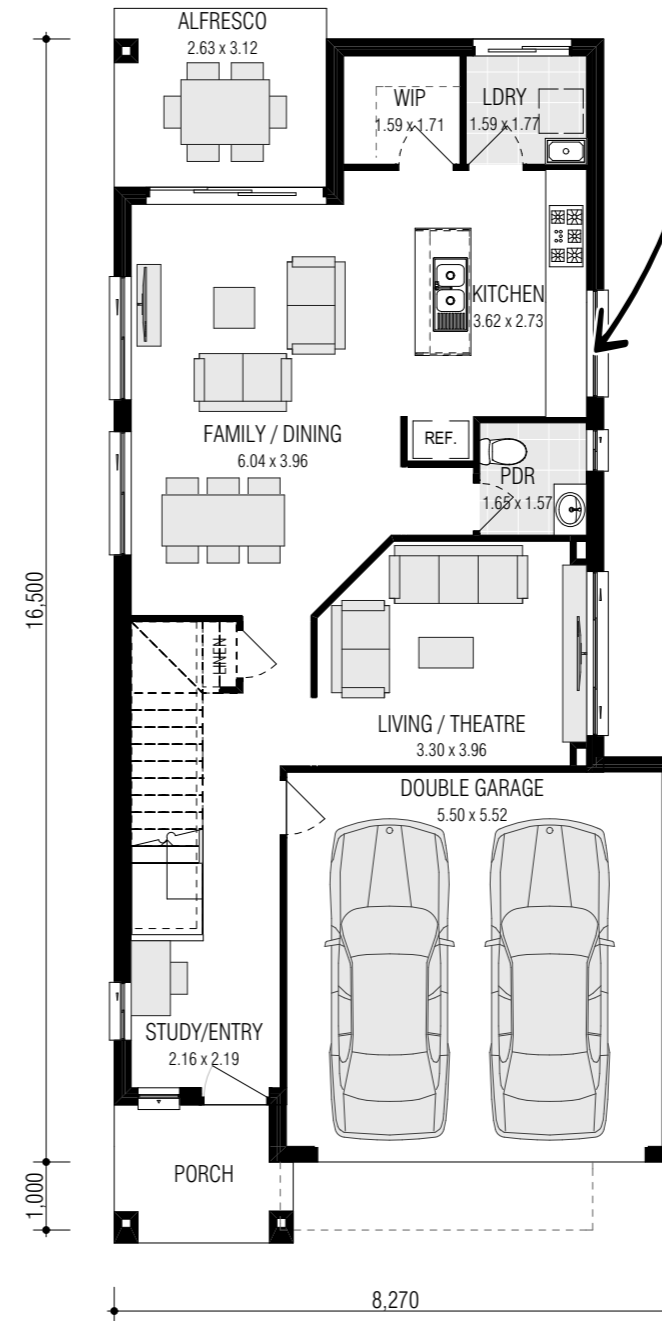


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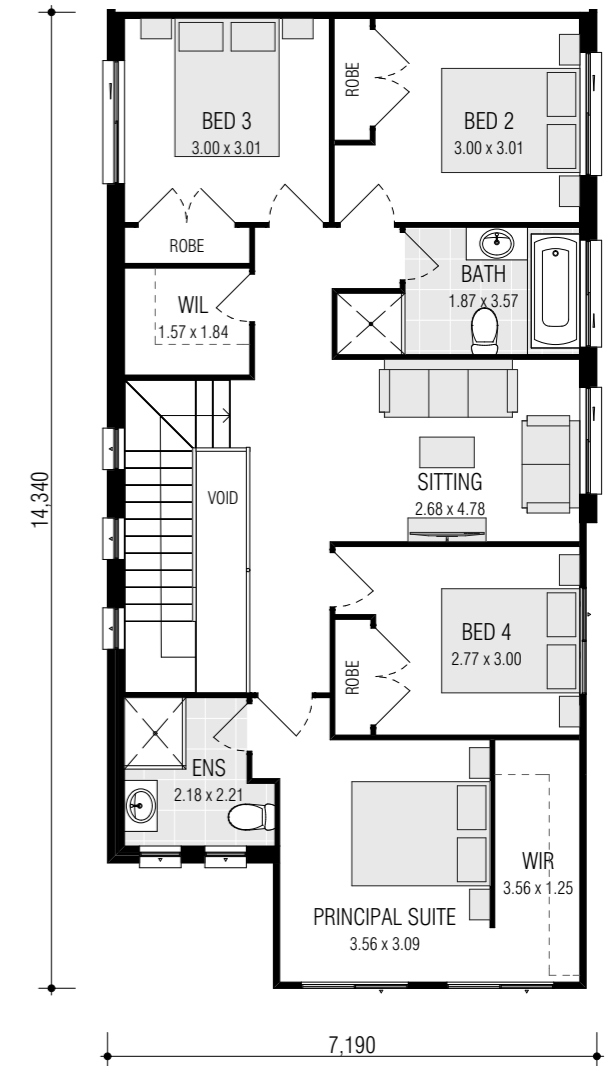
Montara 24.4 MKII

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor



First Floor

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

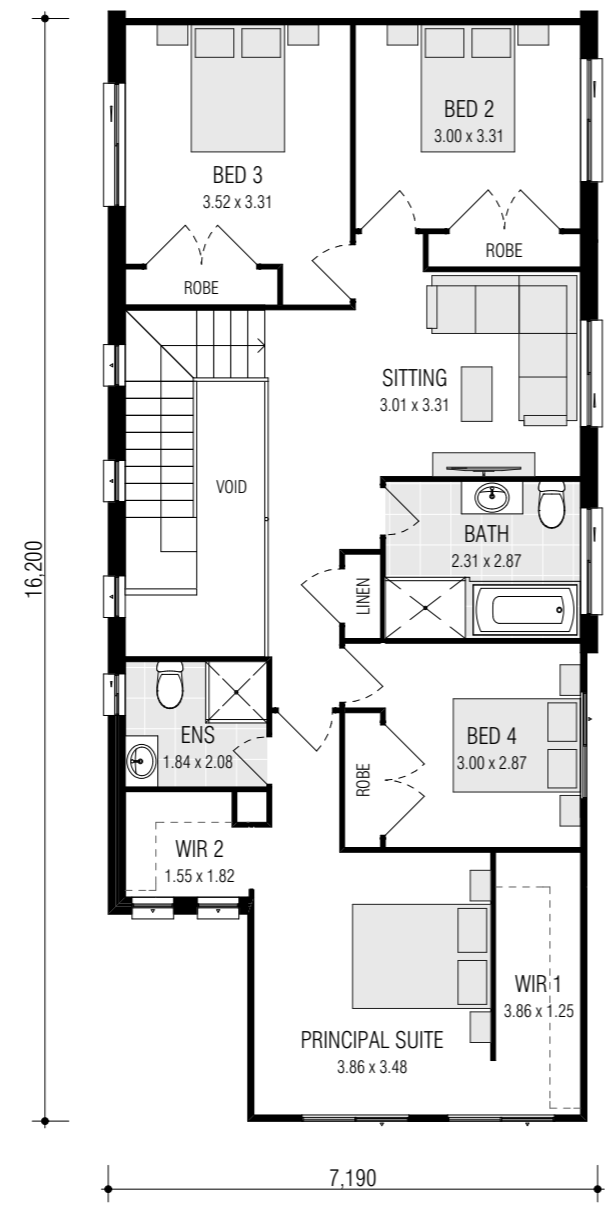
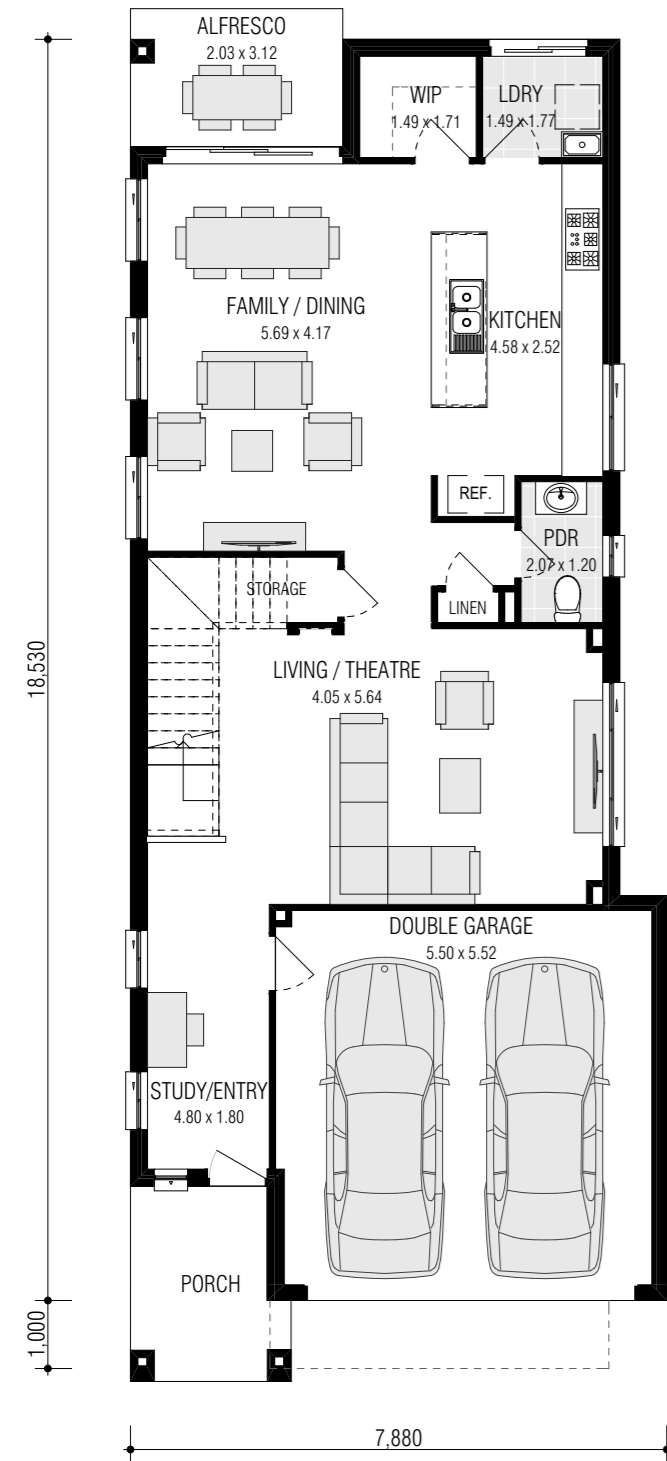


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Montara 27.0

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor

First Floor

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

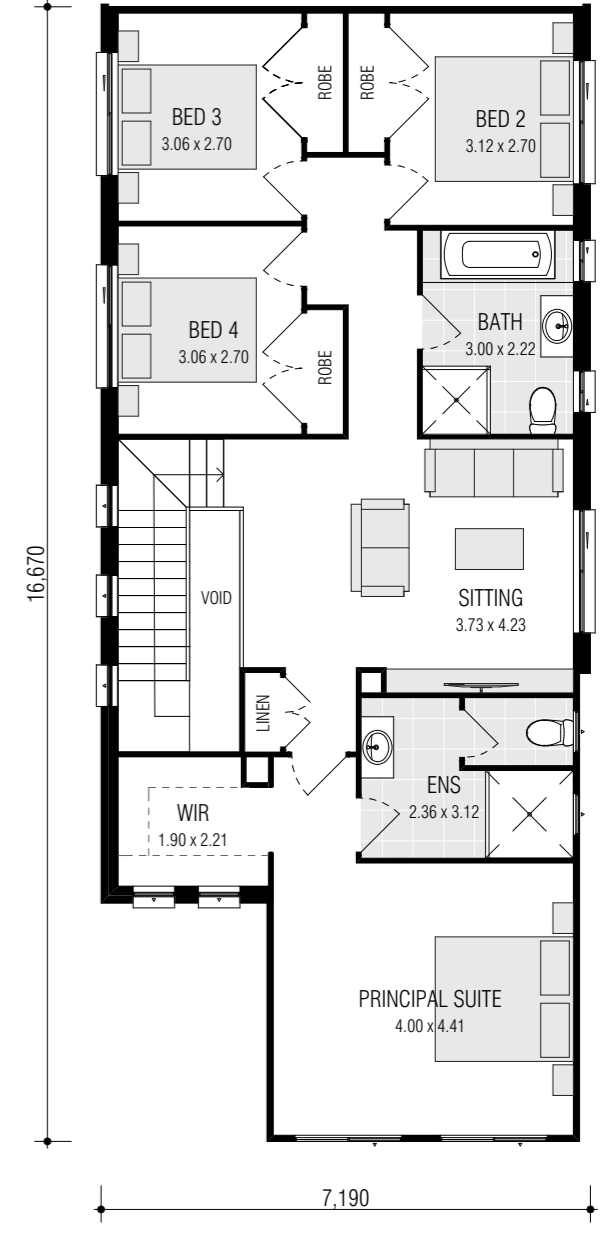
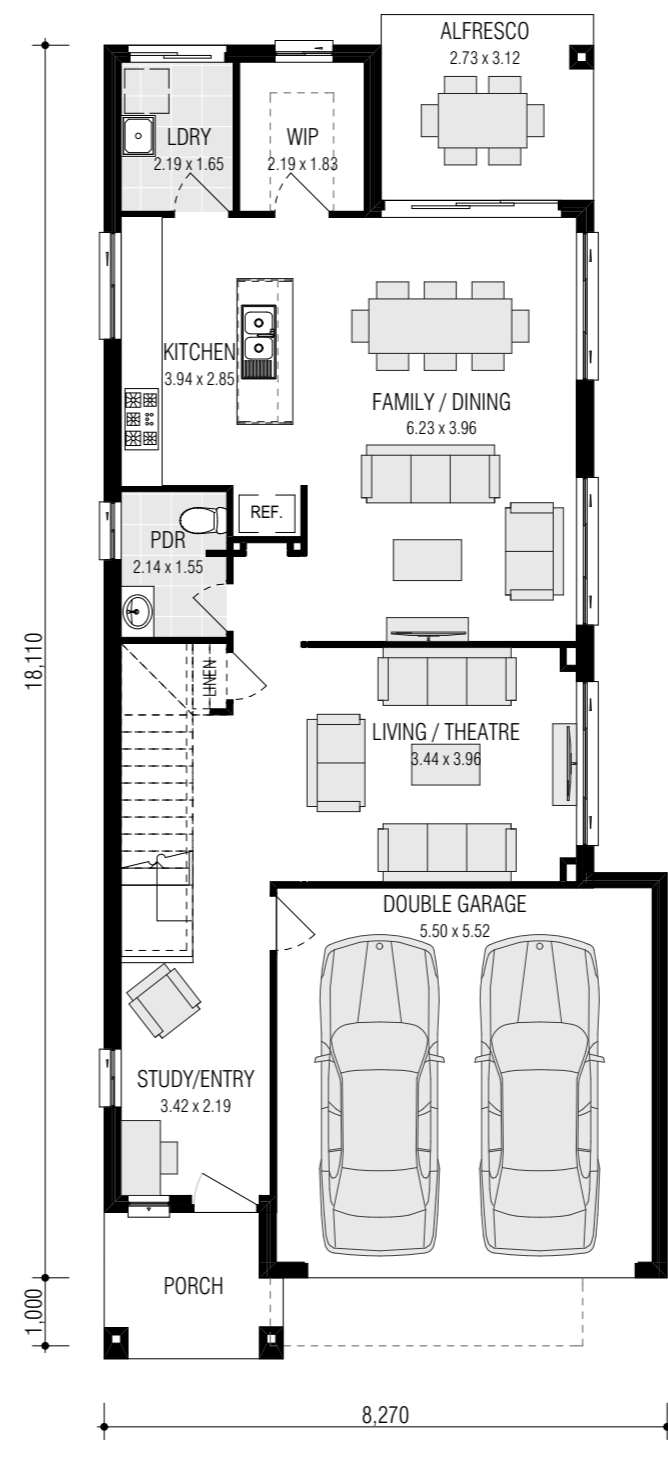
4 3 2

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Montara 27.1

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.54m



Ground Floor

First Floor

Ground Floor	93.97m ²
First Floor	110.21m ²
Garage	33.37m ²
Alfresco	8.52m ²
Porch	5.32m ²
Total	251.39m²

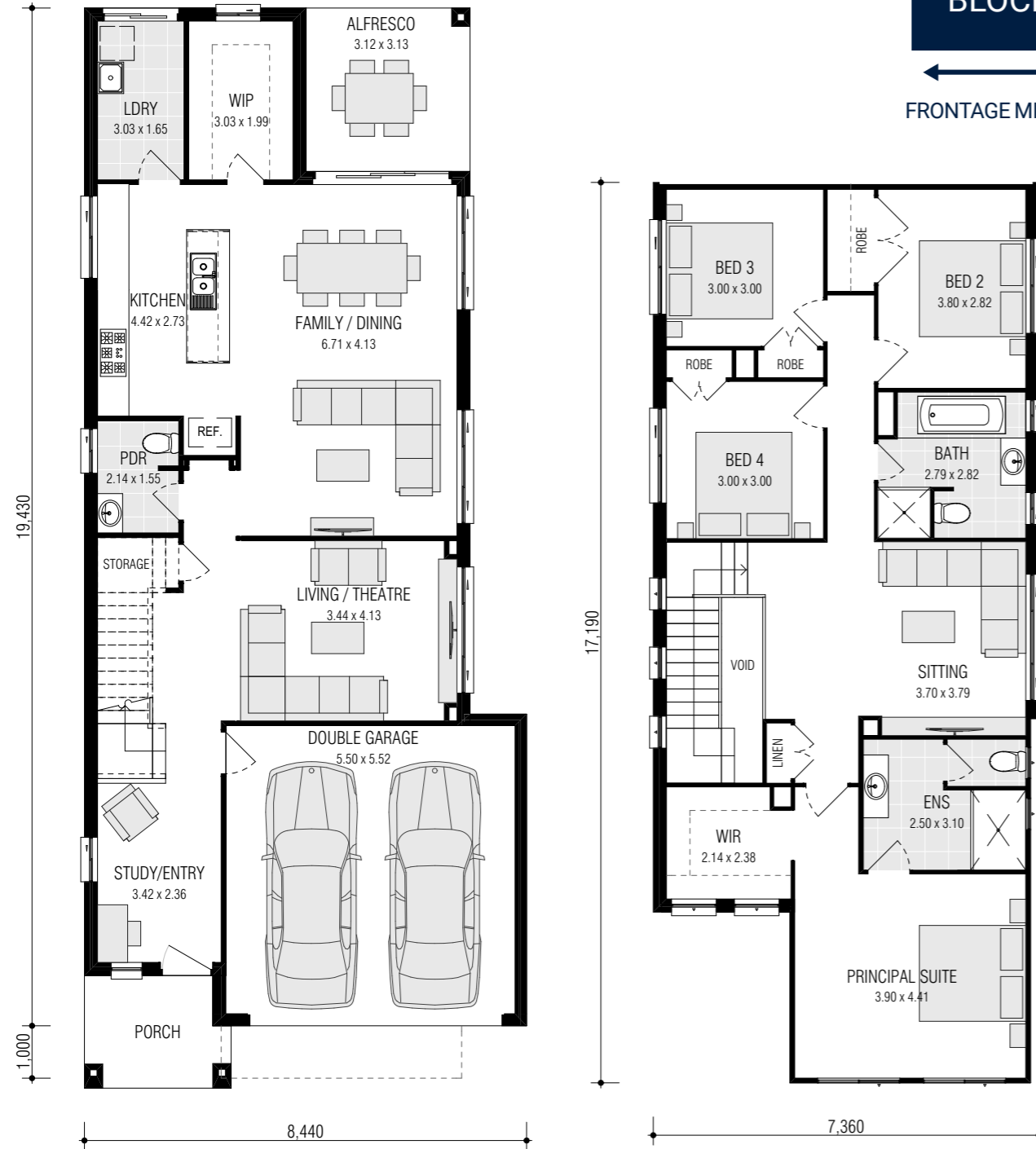
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Montara 29.0

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.76m



Ground Floor

First Floor

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

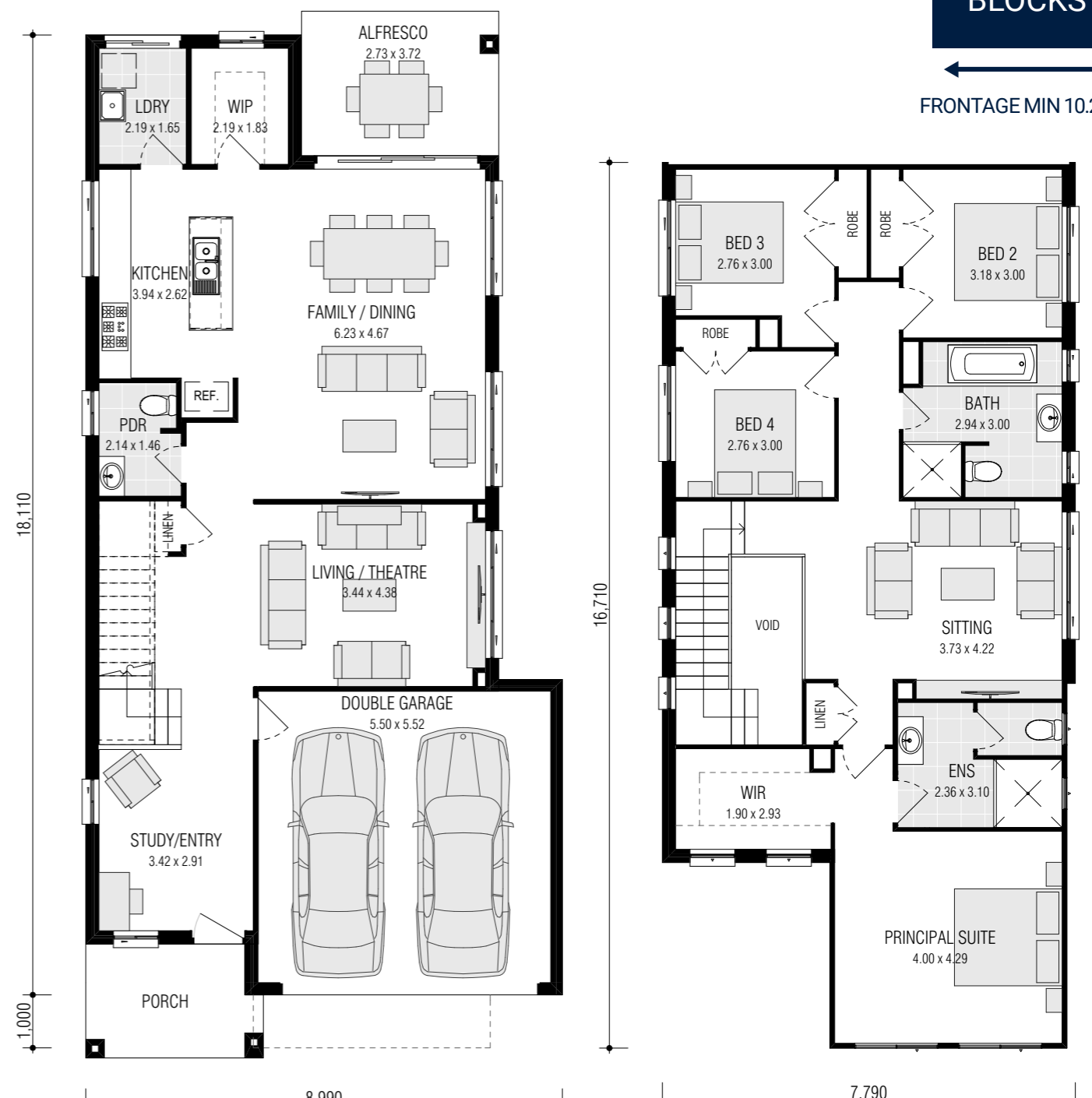


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Montara 29.2

FITS ON
10.5m
BLOCKS

FRONTAGE MIN 10.26m



Ground Floor

First Floor

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

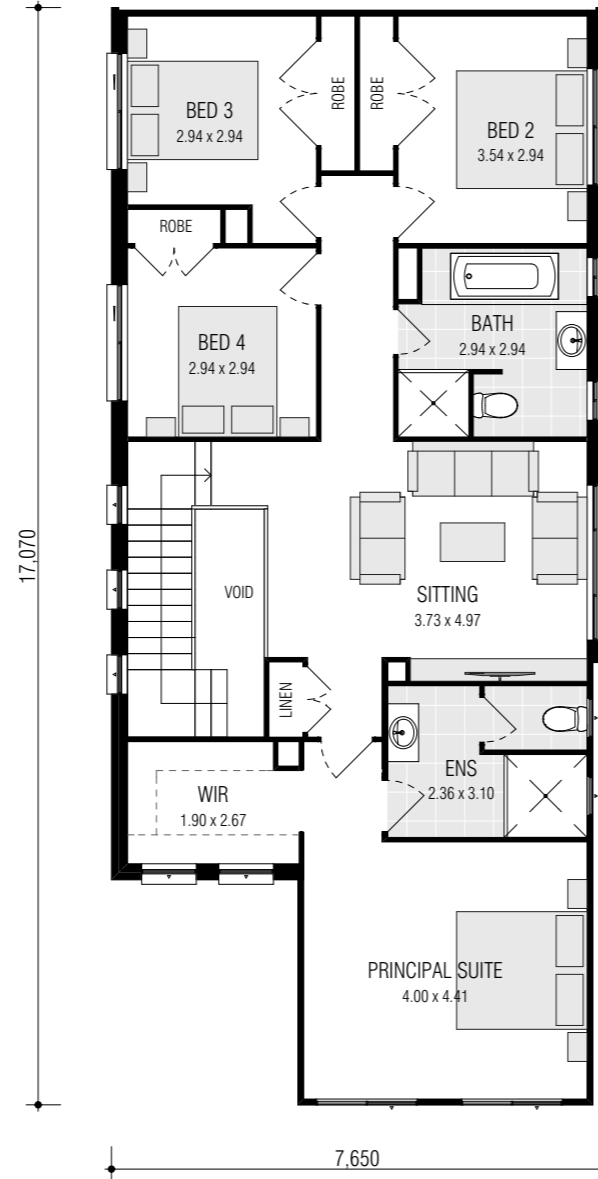
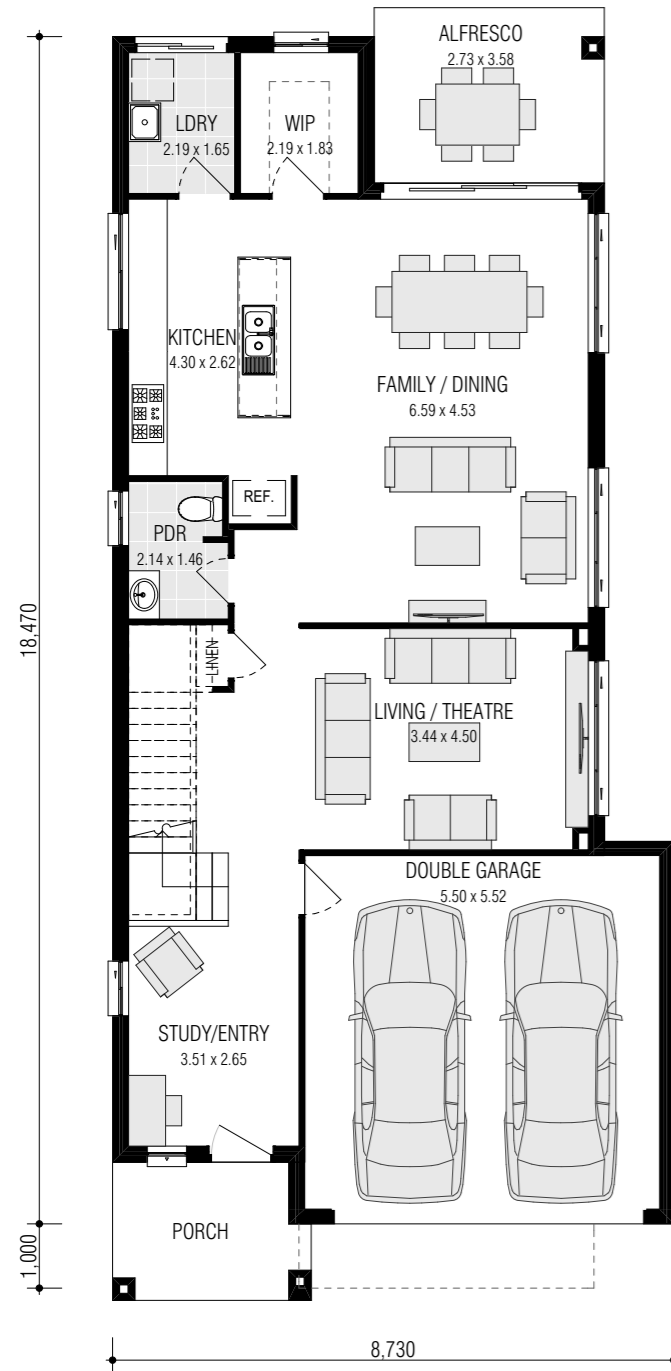


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Montara 29.3

FITS ON
10m
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

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

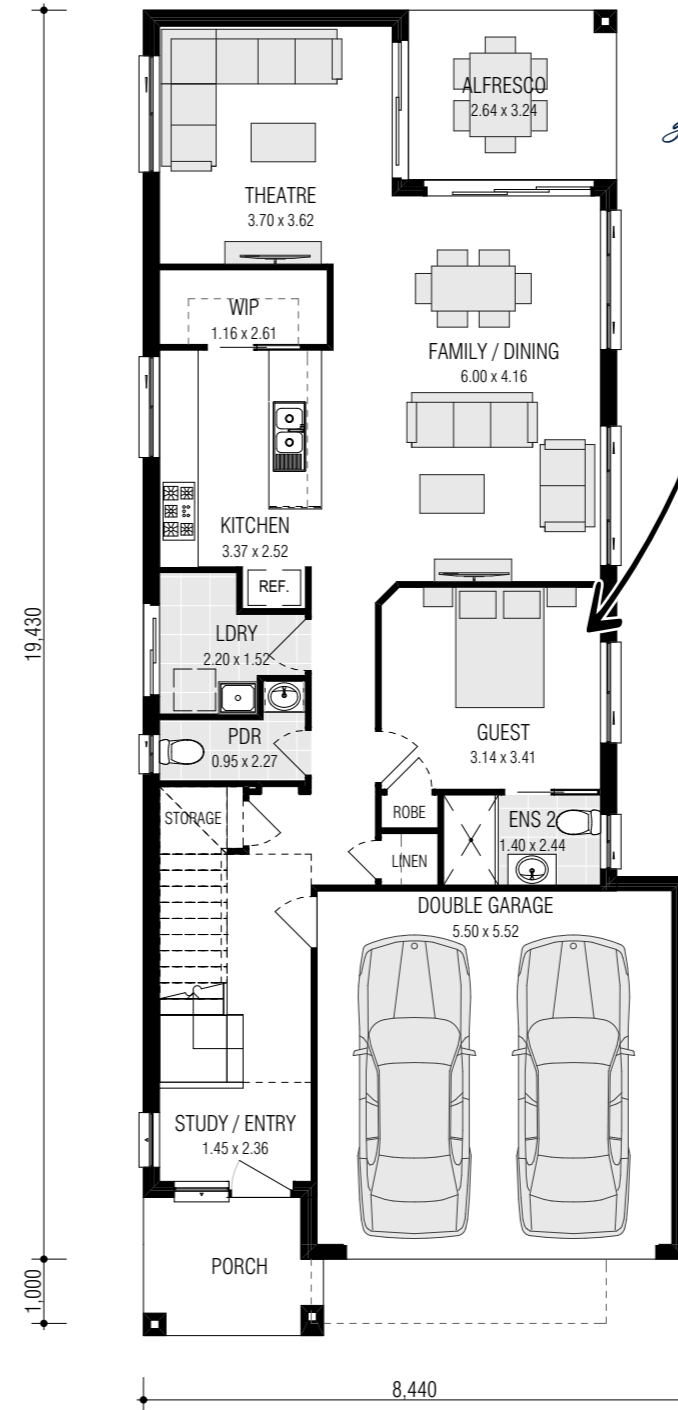


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Montara 29.3 MKII

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.49m



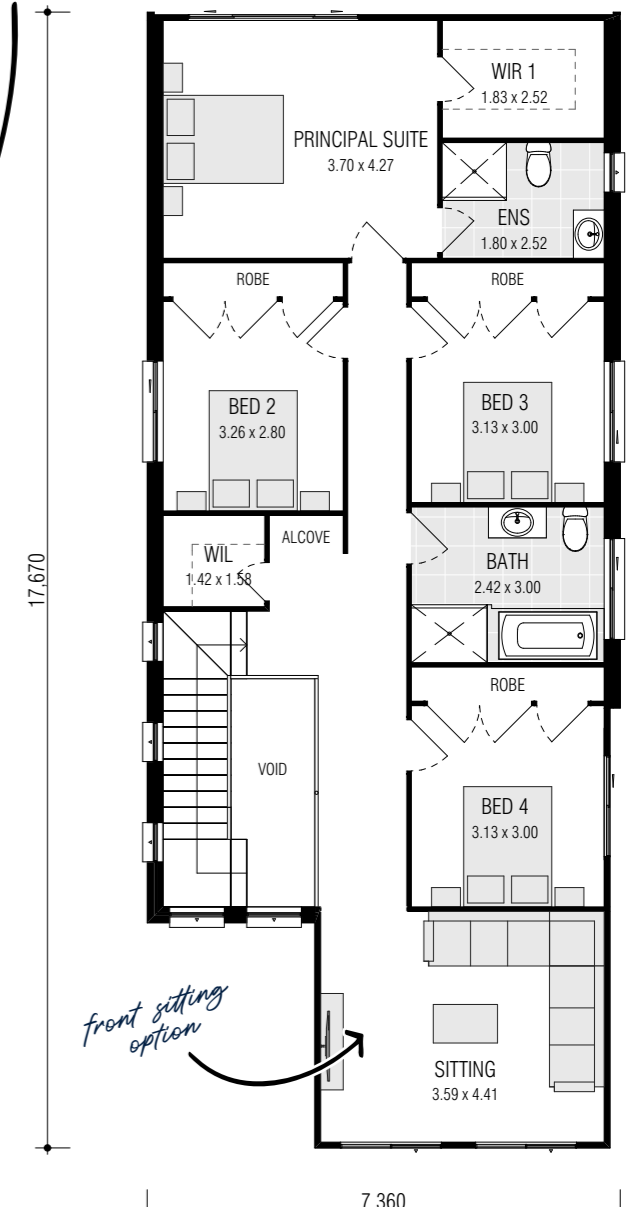
guest bedroom option

Ground Floor

Ground Floor	105.16m ²
First Floor	119.53m ²
Garage	33.37m ²
Alfresco	8.55m ²
Porch	5.68m ²
Total	272.29m²



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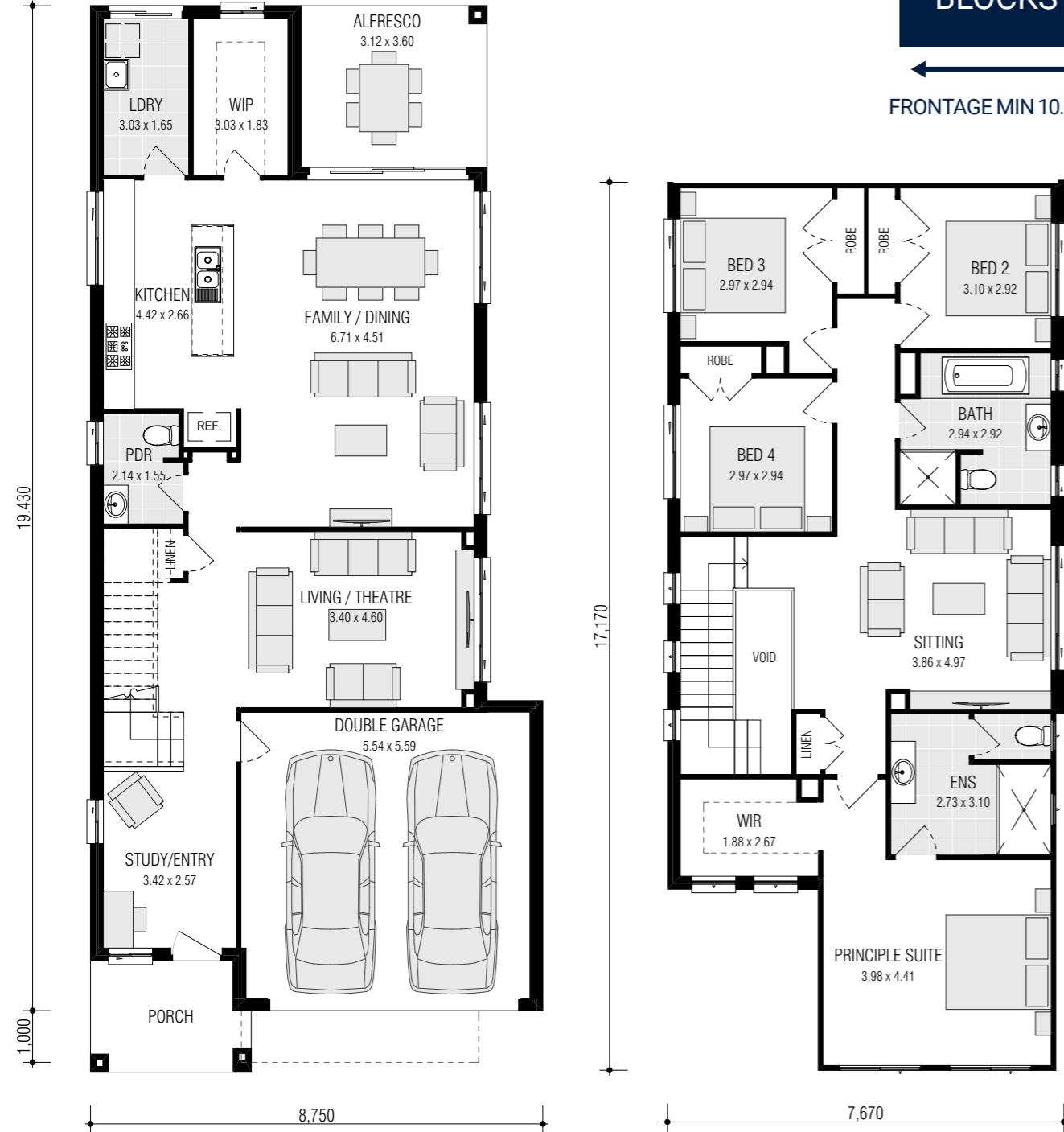
front sitting option

First Floor

Montara 30.0

FITS ON
10m
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

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

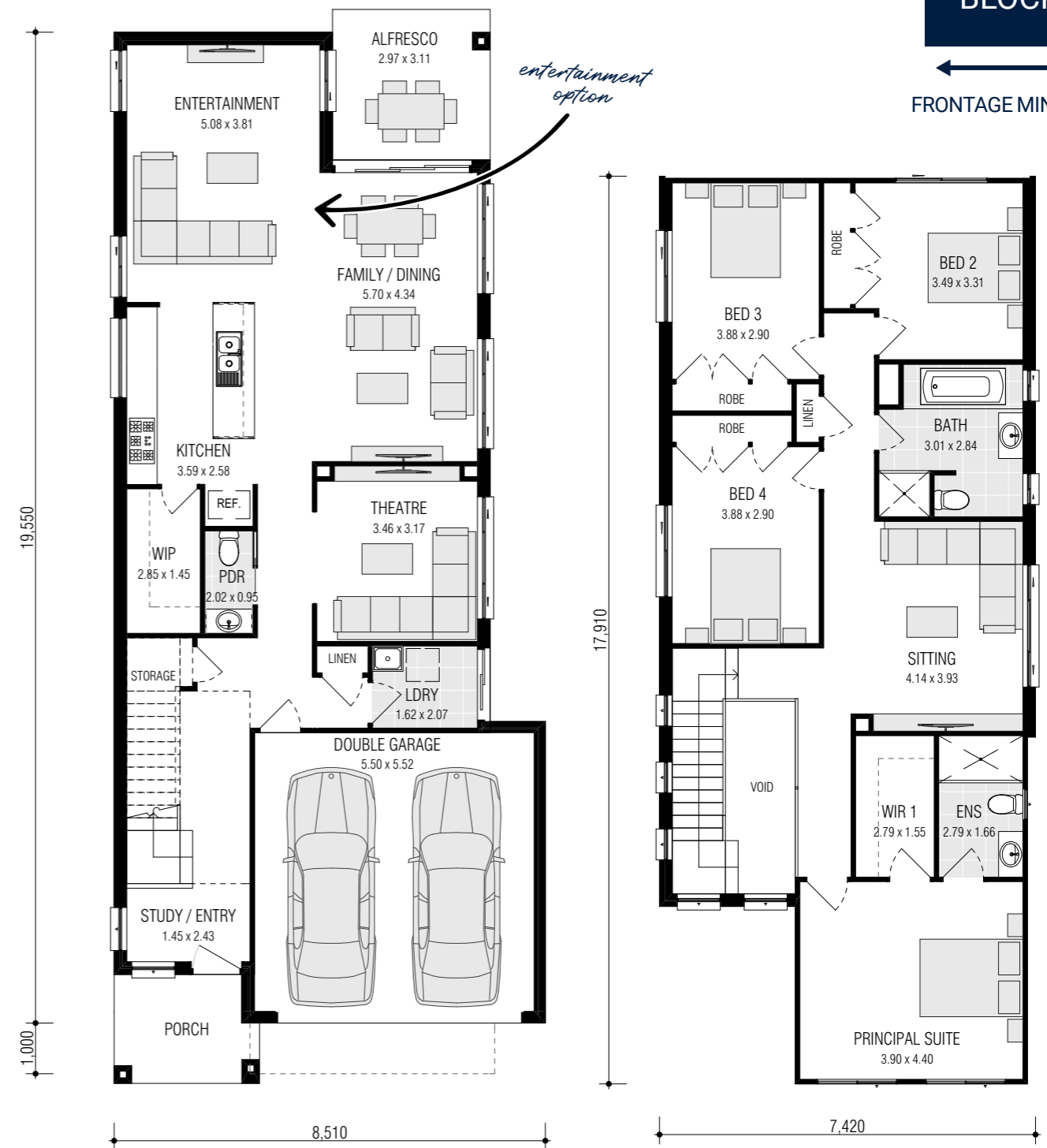


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Montara 30.0 MKII

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.55m



Ground Floor

First Floor

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

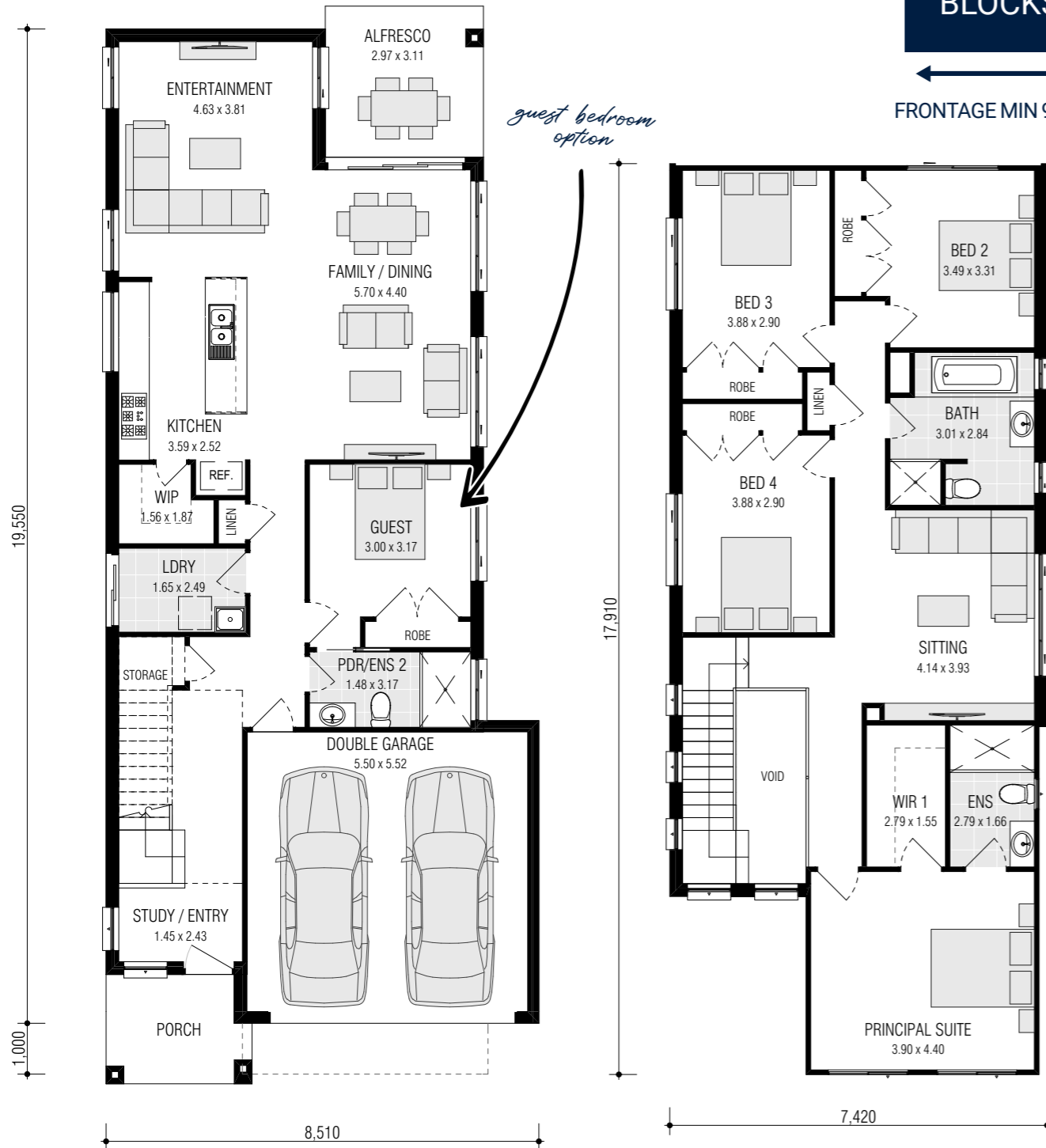


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Montara 30.0 MKIII

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.55m



Ground Floor

First Floor

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

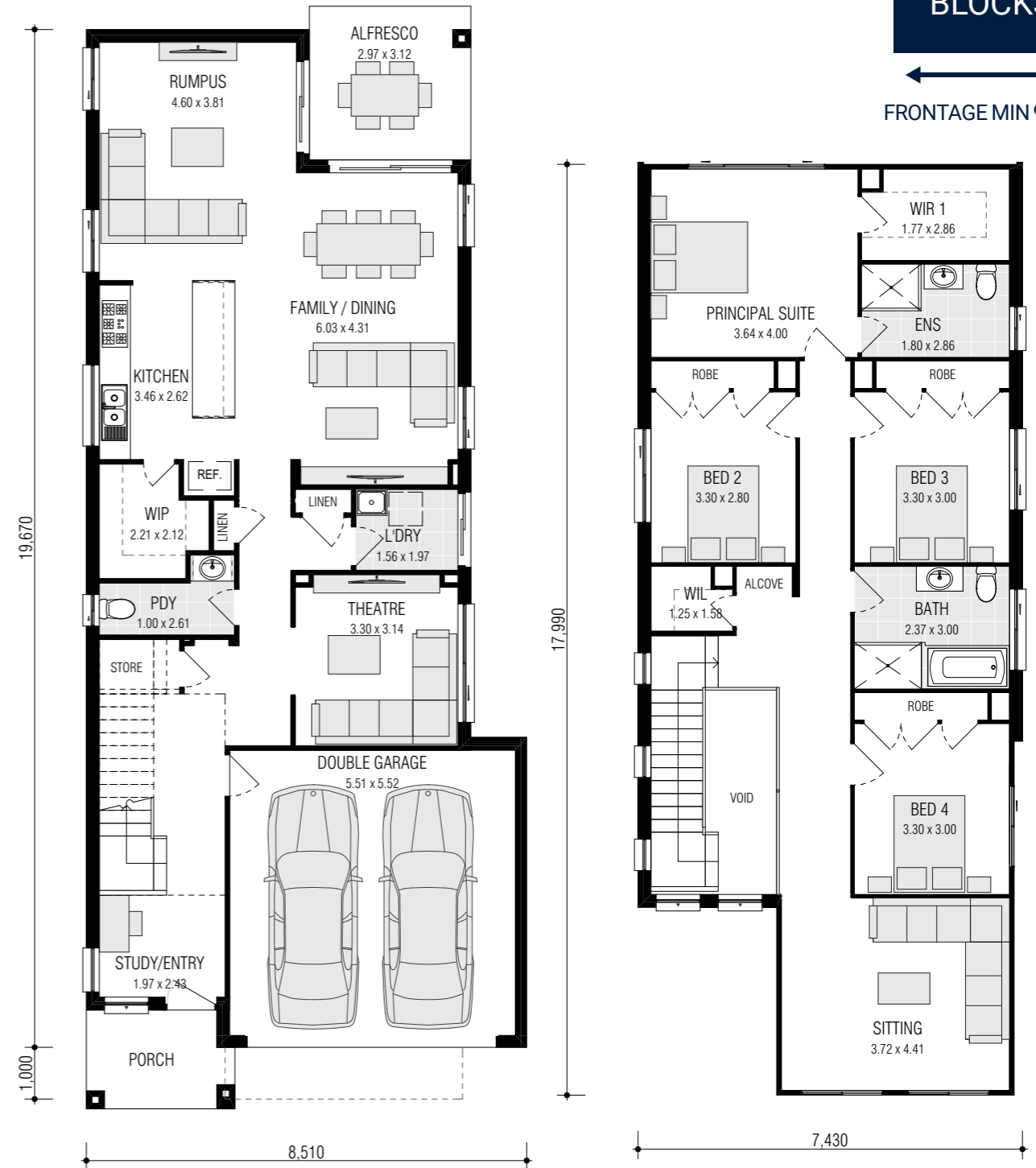
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Montara 30.1 ZERO LOT

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.91m



Ground Floor

First Floor

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

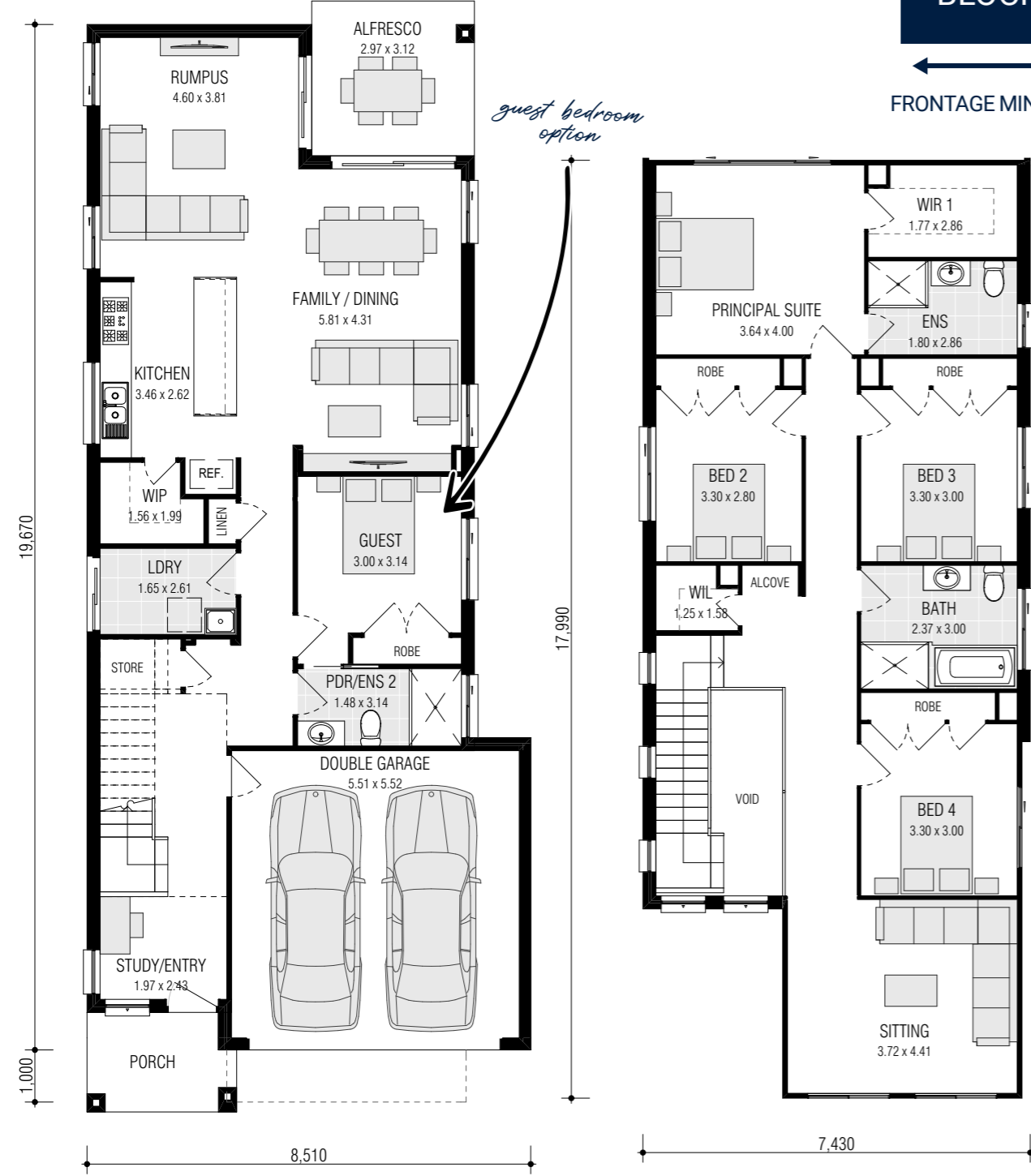
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Montara 30.1 MKII ZERO LOT

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.91m



Ground Floor

First Floor

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

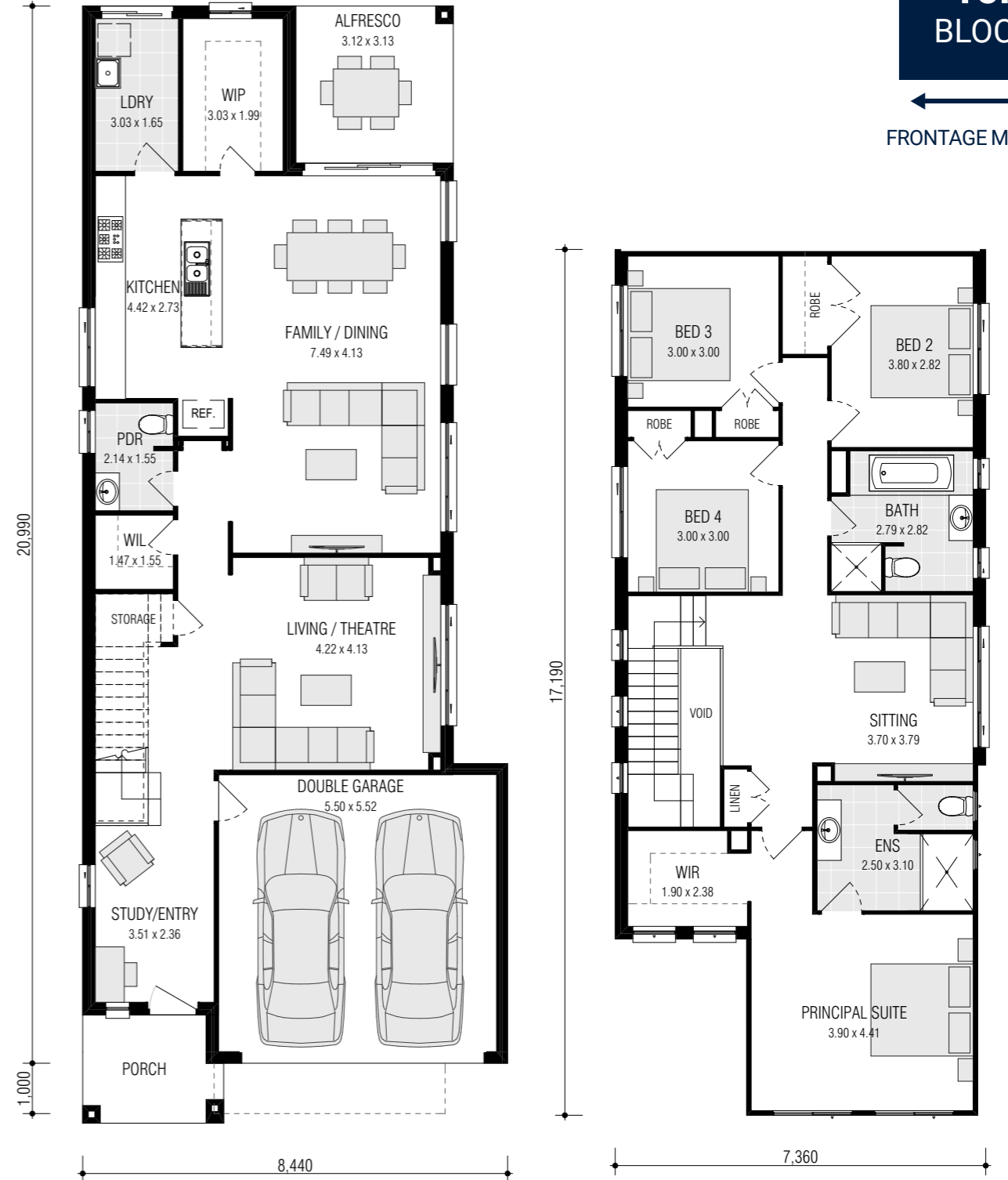
4 3 2

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Montara 30.2

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.76m



Ground Floor

First Floor

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

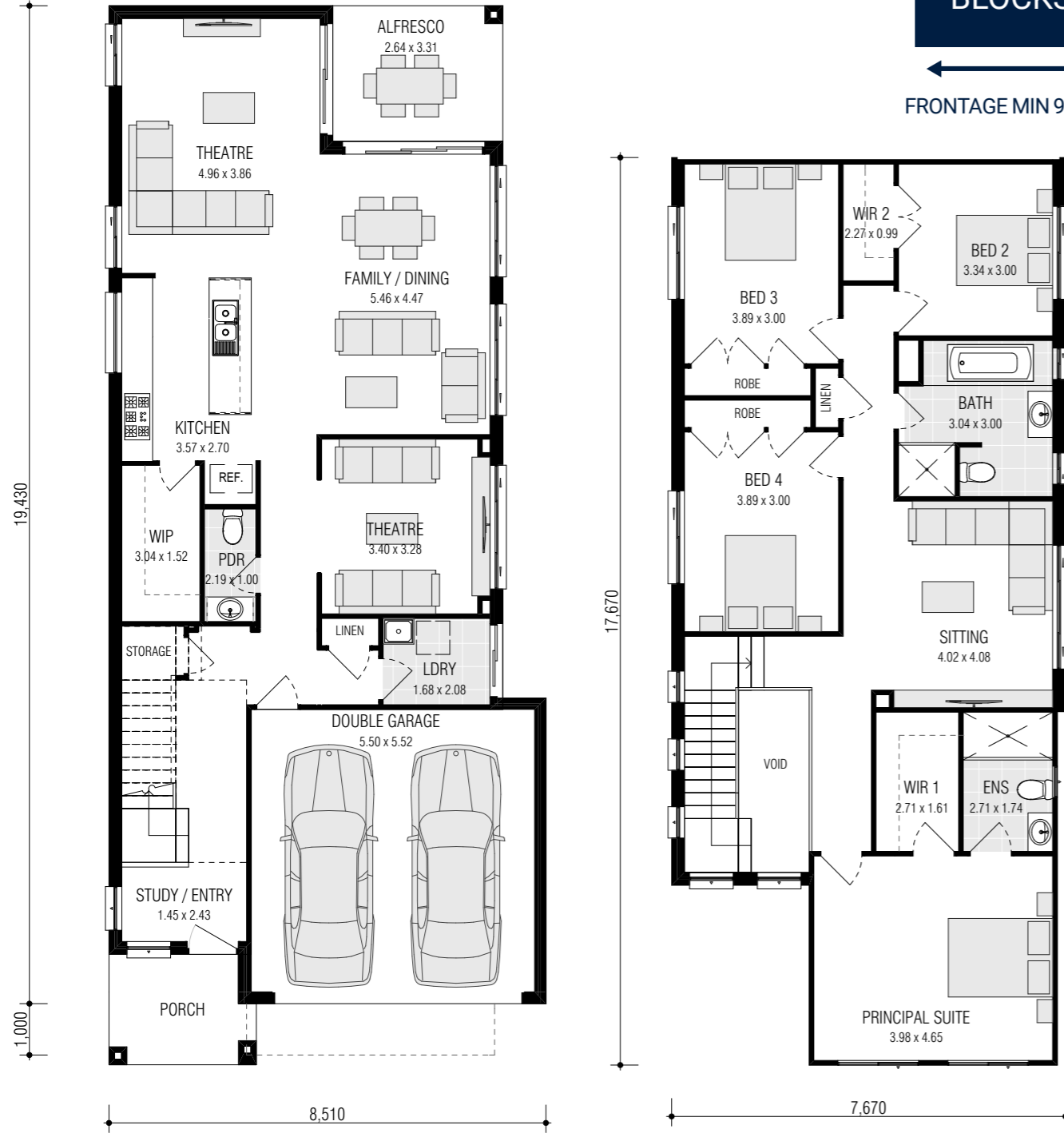
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Montara 30.4

FITS ON
10m
BLOCKS

FRONTAGE MIN 9.55m



Ground Floor

First Floor

Ground Floor	109.55m ²
First Floor	124.74m ²
Garage	33.32m ²
Alfresco	8.74m ²
Porch	5.83m ²
Total	282.18m²

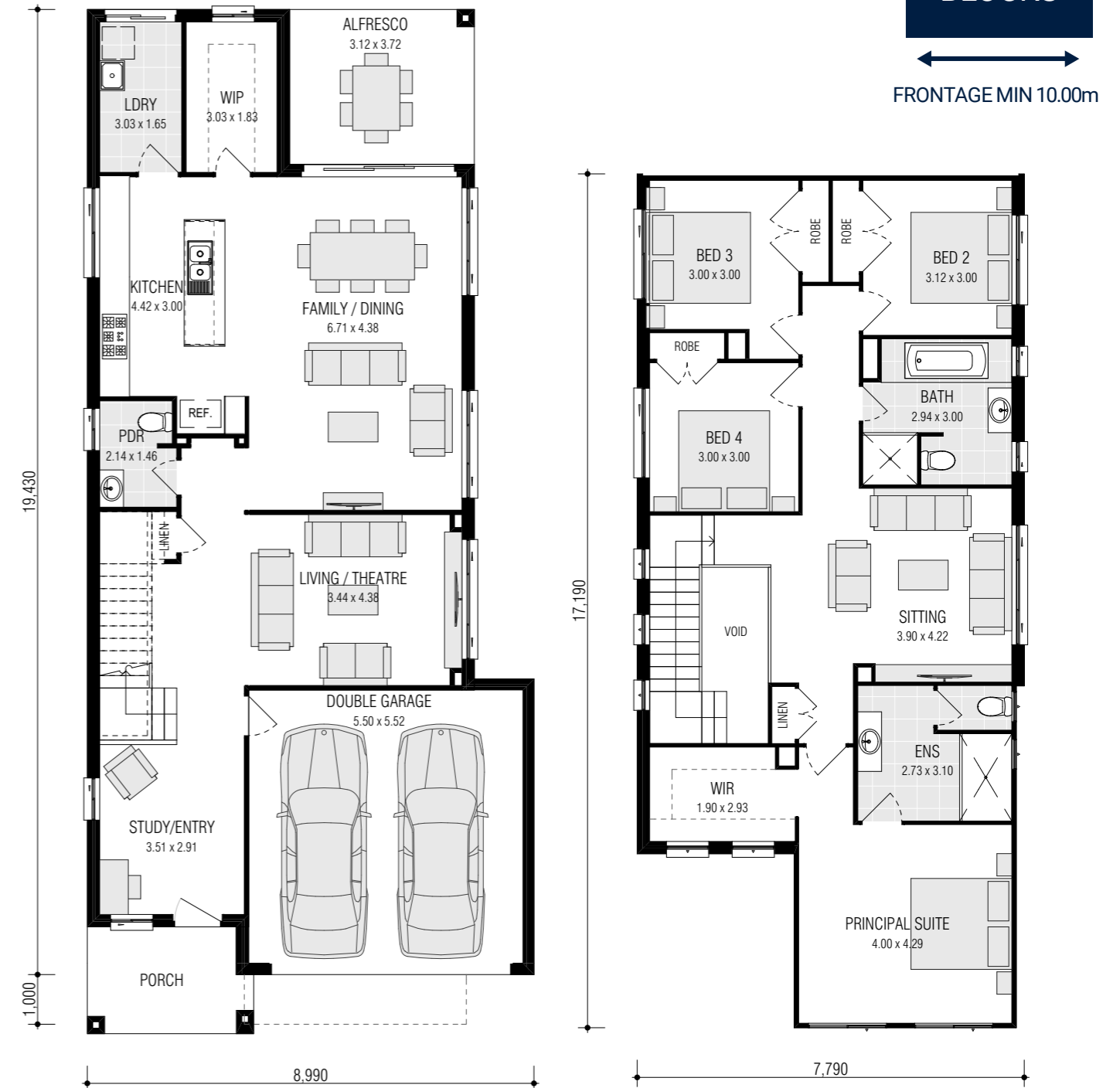


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Montara 30.6

FITS ON
10m
BLOCKS

FRONTAGE MIN 10.00m



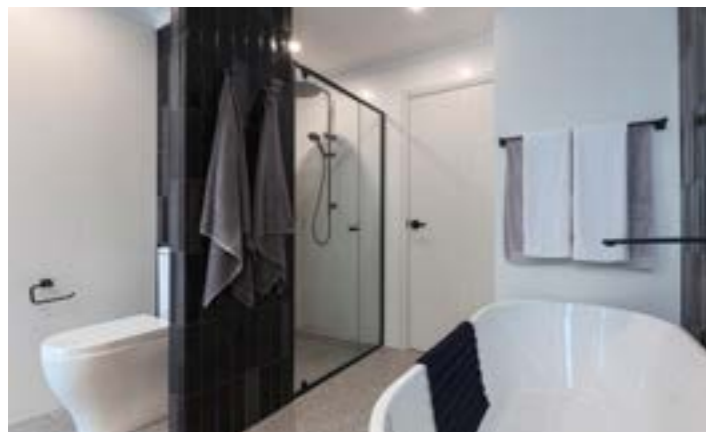
Ground Floor

First Floor

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



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Distinct Upgrades

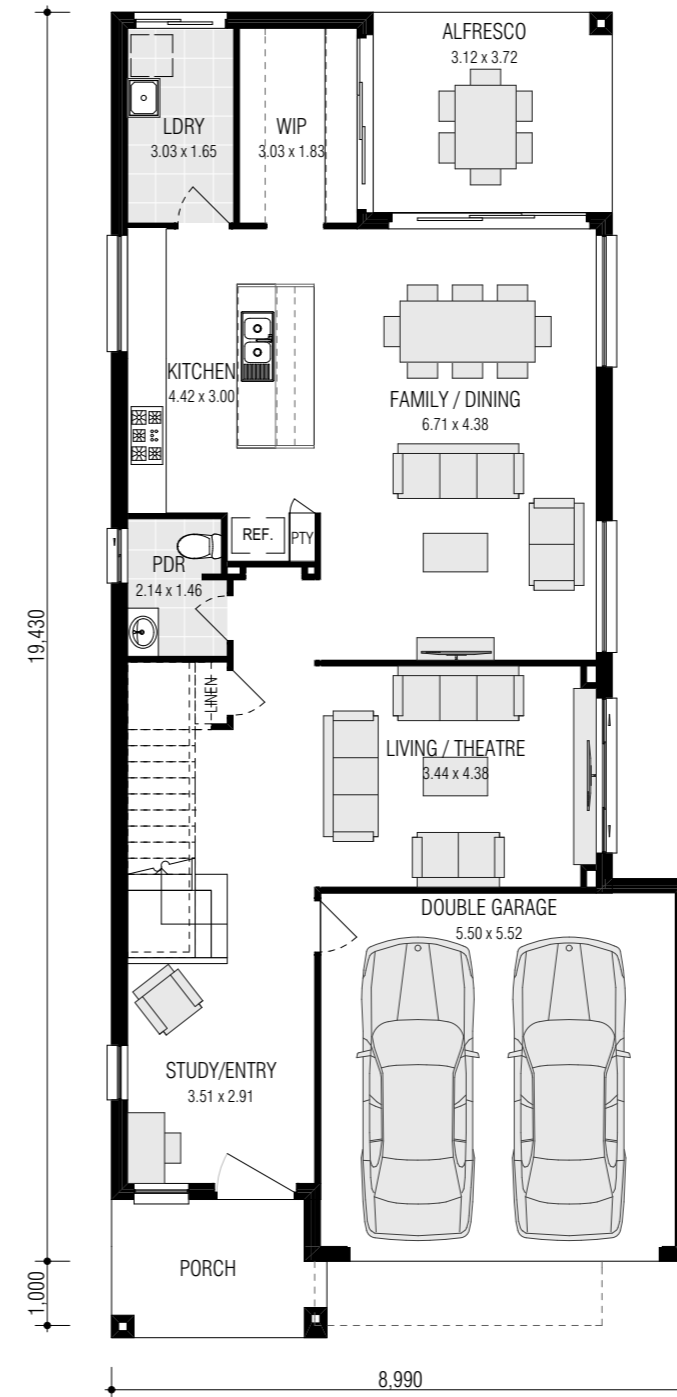
- Freestanding bath to the Main Bathroom
- Shower Niche to each shower (2)
- 1500 double bowl vanity to the Bathroom
- Semi Frameless Shower with smart strip drain to Bathroom
- Wall to Wall Double Bowl Vanity to Ensuite
- Fixed Panel Shower with smart strip drain to Ensuite
- Full Height Tiling to the 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



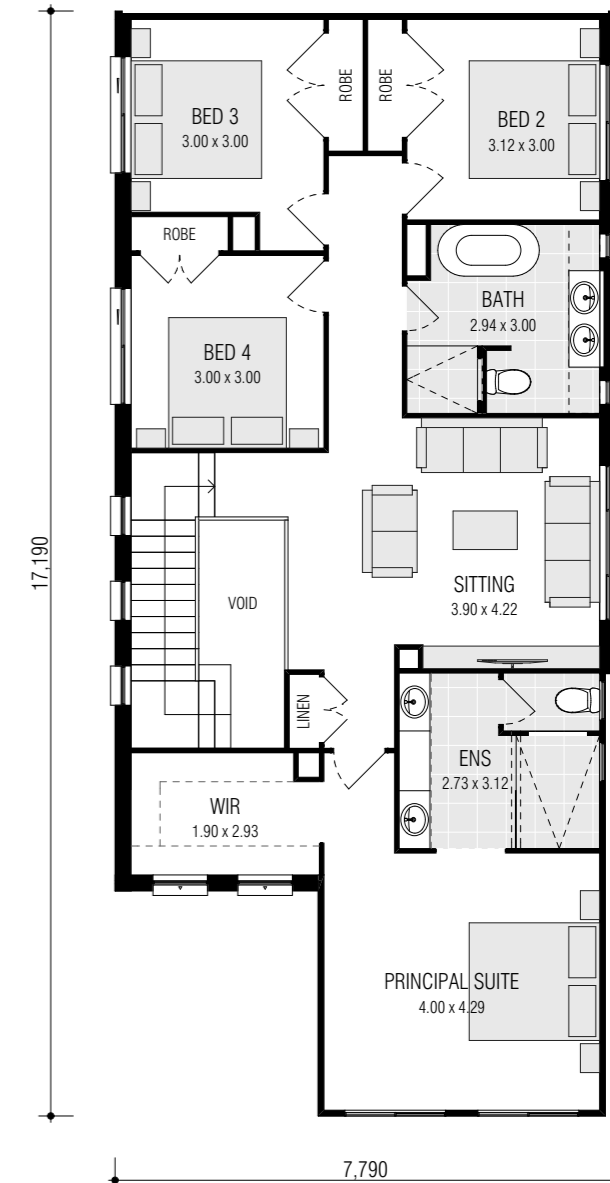
FITS ON
10m
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

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



First Floor

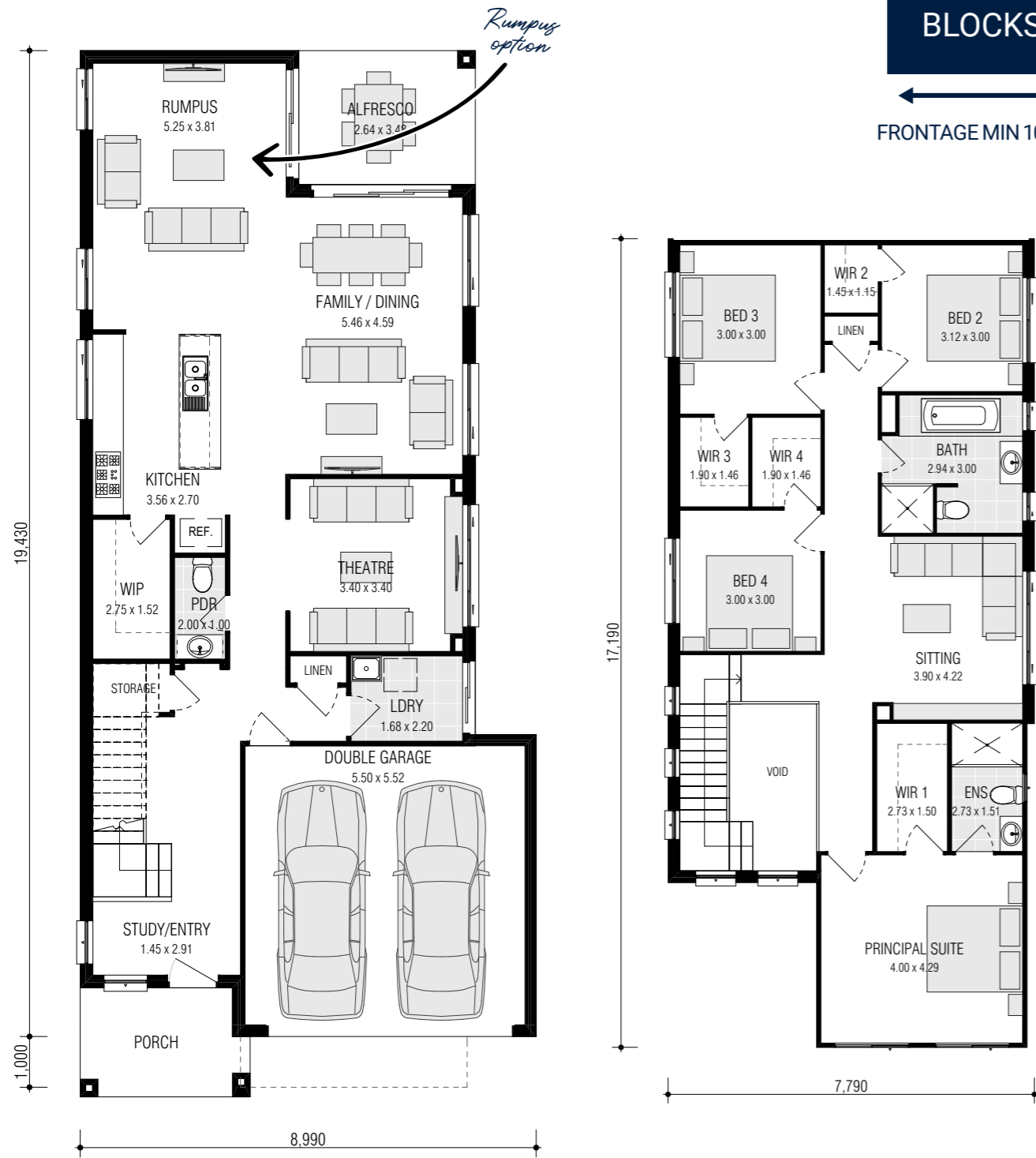
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Montara 30.6 MKII

FITS ON
10m
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

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

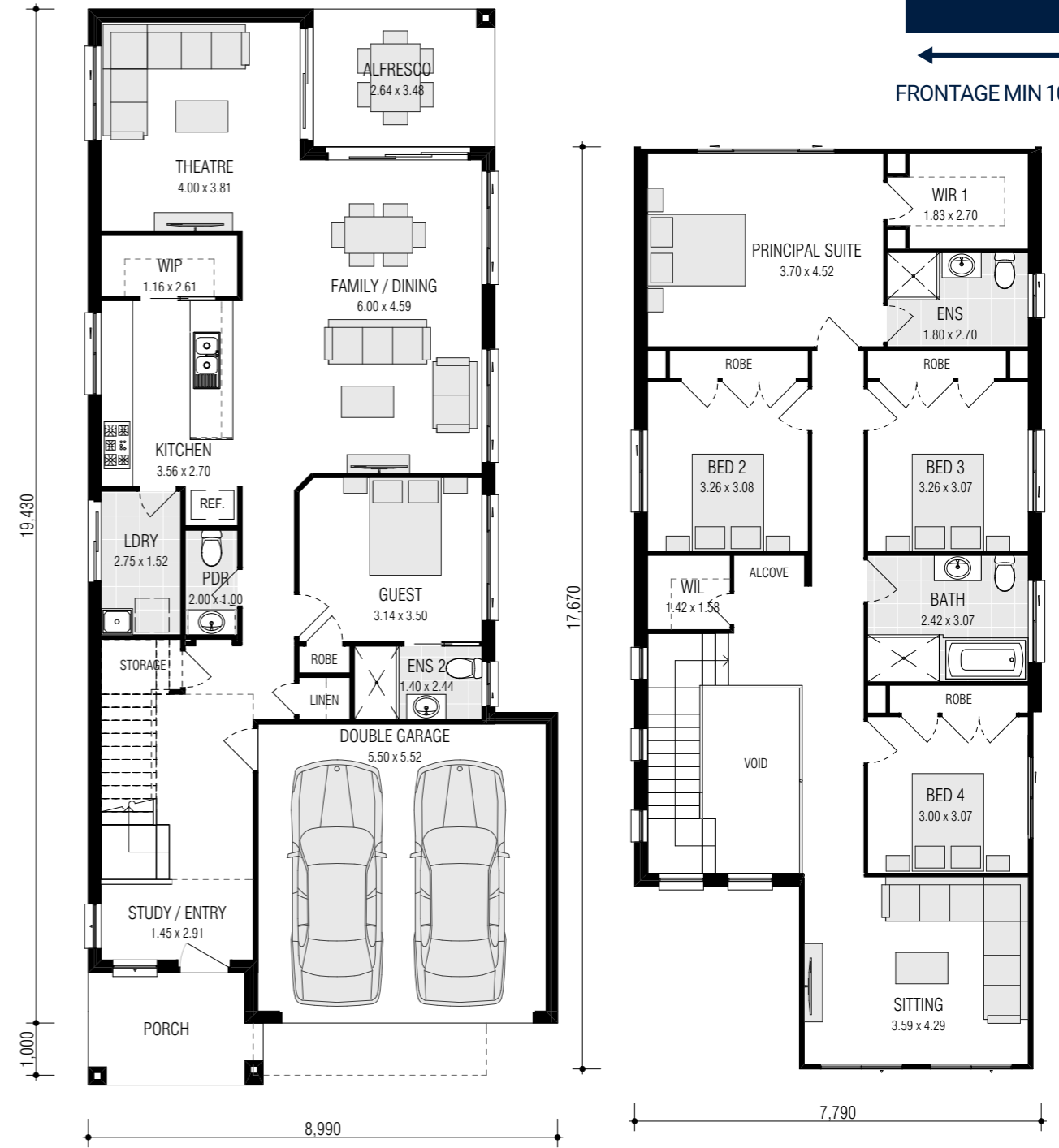


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Montara 31.0

FITS ON
10m
BLOCKS

FRONTAGE MIN 10.00m



Ground Floor

First Floor

Ground Floor	113.04m ²
First Floor	125.18m ²
Garage	33.39m ²
Alfresco	9.19m ²
Porch	6.87m ²
Total	287.67m²



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Montara 31.9

FRONTAGE MIN 12.65m

Facade Options



Ground Floor

First Floor

Ground Floor	119.41m ²
First Floor	124.78m ²
Garage	33.61m ²
Alfresco	11.61m ²
Porch	6.87m ²
Total	296.28m²

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

67 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. ORAN PARK

ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: oranpark@firststyle.com.au

ON DISPLAY: Fitzroy, Montebello, Burnley Duet & Silkwood

3. MARSDEN PARK

HOMEWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

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

ON DISPLAY: Norwood & Montara

4. 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

5. LEPPINGTON

LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

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

ON DISPLAY: Paddington & Belrose

6. WARNERVALE

HOMEWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

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

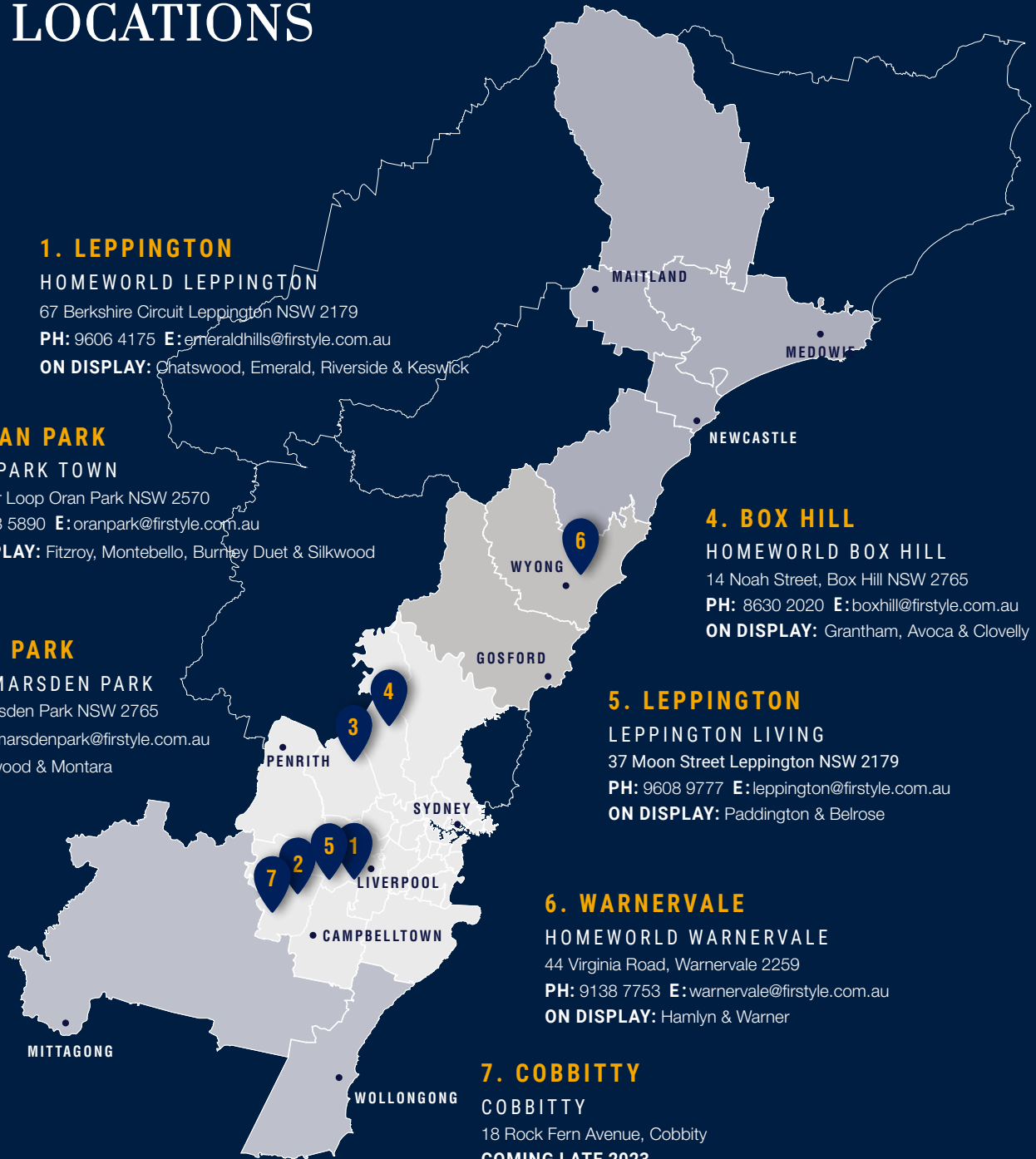
ON DISPLAY: Hamlyn & Warner

7. COBBITTY

COBBITTY

18 Rock Fern Avenue, Cobbitty

COMING LATE 2023



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