



**KNOCK
DOWN AND
*REBUILD***

Knock down and *rebuild*

Love where you live but don't love your house?

Montgomery Homes are the knock down rebuild specialists on all types of sites including sloping, narrow and level blocks. Once you've made the decision to knock down your current home, Montgomery Homes will take the stress out of the entire building process, starting with a free site inspection at your current home.

Getting started

When you decide to knock down and rebuild with Montgomery Homes, we give you a transparent price at the very beginning to avoid major surprises along the way. There's a lot involved in getting a site prepared for a new home build, so it's critical that a site inspection is conducted before any demolition commences.

Start with a free site inspection

Your complimentary site inspection and appraisal involves the assessment of your site, to determine the slope of your block as well as any additional preparation that may be required, such as the removal of building materials, trees, roots and pools. One of our home building specialists will also assess the most suitable design for your block's shape and size, helping you to maximise your land and any potential views, breezes and landscapes.





Discover the *benefits* of building with Montgomery Homes

Quality and experience

Montgomery Homes has more than 30 years' of home building experience, offering you peace of mind that you're building with a reliable and experienced builder when you build your home with us.

Trusted suppliers

Our comprehensive range of more than 60 quality inclusions, selected from trusted manufacturers, will ensure your selections perfectly compliment your style and your home is exactly what you need.

Designs for every level

Choose from more than 160 architectural designs for both sloping sites and level sites with high-quality standard inclusions. Our expert team will help you select the best home design to suit your site, budget, and lifestyle.

Gallery one

Guided by an experienced Interior Designer, the decisions you make on colours, materials, and components for your new home will be made with confidence in a relaxed and well-resourced design space.

Flexible solutions

Our architecturally designed homes allow for your house to be adapted to the gradient of your site which minimises the need for intrusive excavation and expensive retaining walls. Whether you're looking for a single, two-storey, or split level home we can offer flexible home designs and construction for almost any site.

Award winning homes

For over 25 years Montgomery Homes has experienced unequalled success at the prestigious HIA (Housing Industry Association) awards, including Display Home Of The Year and the Australian Medium Professional Builder of the Year. This prominent award recognises our professionalism, quality workmanship, and excellence in customer service.





Over **200 designs** to choose from

With over 200 architecturally designed homes to choose from, you can rest easy knowing there'll be a design to suit your design needs. Offering flexibility throughout your design process, we ensure that your home is not only cutting edge, but also suits your budgetary requirements.

When crafting your dream home, our team of highly experienced professionals pay close attention to your blocks overall structure to maximise the natural light, space and fall of the block to ensure you are getting the most from your site. We believe delivering a premium quality home is paramount and leverage any unique character and opportunities of your location, such as views, breezes and landscapes.

When it comes to increasing the energy efficiency of your home, we take advantage of the sun's orientation to capture the winter sun and conversely keep out the summer sun, making your home more comfortable to live in all year round.

While some builders limit you to certain designs and parameters, we provide you the freedom to build the kind of house that dreams are made of — providing a broad range of flexible, architectural designs to suit your block no matter what its size, angle, or location.



Discover the **benefits**

Knocking down and Rebuilding provides you with all the benefits of a brand new home, except there's no need to pack up your life and find a new location.

There are many other benefits of a knock down rebuild, including:

- Stay in your current location where you and your family have created many memories
- No need to worry about new neighbours - you can keep your current ones!
- Minimise interruption and keep your kids at the same school with their friends
- Building a new home is approximately three times more cost effective than a major renovation
- Avoid significant buying costs, such as real estate and stamp duty fees
- Get the home you've always dreamed of. The excitement of starting with a blank canvas means you can incorporate all the inclusions you've always wished for - like that alfresco for entertaining, butlers pantry for keeping mess out-of-site and those dreamy stone benchtops
- Go green and create a more eco friendly home by maximising solar and insulation
- Increase the value of your asset and your land



Recent knock down **rebuild** projects

Montgomery Homes are experts at knock down rebuilds on all types of sites including sloping, narrow and level blocks. Take a look at some of the incredible Knock Down Rebuild work completed within NSW.



Frequently asked questions



What are the benefits of knocking down and rebuilding VS renovating

If you own an older property and are looking to increase the value of your home, naturally there are two main options that spring to mind, that is – either to knock down and rebuild on your existing site or explore a big renovation on the property.

If you're considering making structural changes to the property, the costs can vary considerably. What most people don't know is that a major renovation can actually end up costing more than triple per square metre, vs a knock down rebuild.

When you decide to knock down and rebuild with Montgomery Homes, we give you a transparent price at the very beginning to avoid major surprises along the way. That means less time wondering how much everything is going to cost, and more time daydreaming about the details such as paint colours and home décor.

Some people may get frustrated searching for a home in a good neighbourhood for the right price and often it makes sense to keep your current neighbours and rebuild on your site. Consider the resale value and what's going to get you more bang for your buck.



Who will demolish my house?

Demolition can take up to four weeks to complete and is arranged by the homeowner. Whilst the demolition takes place, Montgomery Homes will obtain the construction certificate for your new home and prepare the final documents for your new home build.

When researching, look for a licensed and insured Demolition Contractor to facilitate the demolition of your current house. They will remove all the relevant materials, debris, trees and roots. We can also provide suggested demolition companies in your local area.



Do I need to talk to a home builder before I start demolition?

There's a lot involved in getting the site prepared for a new home build and therefore important that you consult a new home builder before demolition commences. Some of the site preparation required includes the removal of building materials, trees and roots, existing pools, and more. For more information, ask us for a knock down rebuild fact sheet.



How much does it cost to knock down and rebuild?

On average a major renovation will be more than double the cost of a knock down rebuild per square metre. We will provide you with a price guide after your site inspection has been completed.

All clients who have completed a knock down and rebuild with Montgomery Homes have said it was the best decision they have made lifestyle and asset wise. Ask us about putting you in touch with recent knock down rebuild clients and hear their experience first-hand.



How long does a knock down rebuild take?

The knock down rebuild process will take between 26-41 weeks from the time construction commences on your new home. This will depend greatly on the type of house you're building as well as local council and demolition approvals, which can vary between locations.

The knock down **rebuild** process

Once you have made the decision to knock down your current house, Montgomery Homes will be there to guide you through the entire process step-by-step, to reduce the risk of the rebuild becoming a stress. Here is a summary of the knock down and rebuild process:

1. Our construction team will visit your existing property to conduct a free site inspection.
2. Next you can start organising quotes for demolition of your current home.
3. Once your DA is approved, you can then schedule the demolition.
4. Demolition can take up to four weeks to complete. In this time, we will obtain the construction certificate for your new home and prepare the final documents.
5. Select your internal and external colours and finishes with our Interior Designer.
6. Approve tender and sign contracts.
7. Commence construction.
8. Move in!



NEWCASTLE AND THE HUNTER



CENTRAL COAST



Cameron Park

Cameron Grove Estate
18 Breakwell Road, Cameron Park

Open Wednesday to Saturday
10am - 5pm

Edgeworth

Brush Creek Estate
89 Transfield Avenue,

Open Friday to Monday
10am - 5pm

Huntlee

6 Dunnett Avenue, Huntlee
(North Rothbury)

By appointment only

Huntlee 2.0 NOW OPEN

7 Peachy Avenue, Huntlee
(North Rothbury)

Open Friday to Monday
10am - 5pm

Teralba

Billy's Lookout
47 Pitt Street, Teralba

Open 7 days
10am - 5pm

Thornton

HomeWorld
6 Kingham Circuit, Thornton

Open 7 days
10am - 5pm

Warnervale

HomeWorld
18 Scarlett Street, Hamlyn Terrace

Open 7 days
10am - 5pm

SYDNEY



Box Hill

18 Gittel Street
HomeWorld

Open 7 days
10am - 5pm

Leppington

46 Arkenstone Way

Open 7 days
10am - 5pm

Marsden Park

HomeWorld
22 Ellison Street

Open 7 days
10am - 5pm

Marsden Park

Elara Estate Village
7 McLoughlin Street

By appointment only

Oran Park

17 Webber Loop

By appointment only

Redbank NOW OPEN

13 Yobarnie Avenue
North Richmond

Open 7 days
10am - 5pm





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 **SLOPING
SITES**

 **LEVEL
SITES**