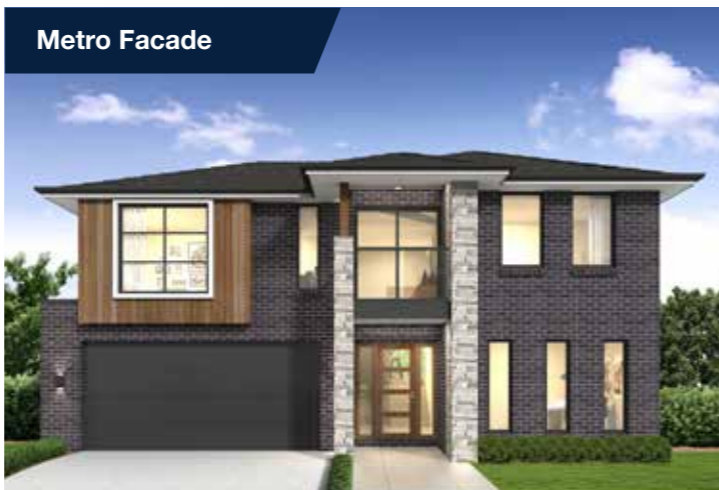


Facade options & features

Facade	Roof type	Total m ²	Total squares
Metro	Tiles	296.83m ²	32.0 squares
Retro	Colorbond	263.67m ²	28.4 squares
Executive	Tiles	298.84m ²	32.2 squares
Hamptons	Tiles	302.67m ²	32.6 squares



Note: Artists impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details.



Riviera 1 303

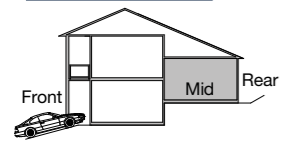
5 Beds 2.5 Baths 2 Parks

The Riviera design is one of our stand-out split level designs and is the perfect home to complement an uphill sloping site. Inside the home, a stunning entry awaits. With elegance and space surrounding you, you'll find the kitchen and primary living rooms on the mid floor. This central family area opens up to a large optional alfresco for covered backyard play and entertaining.

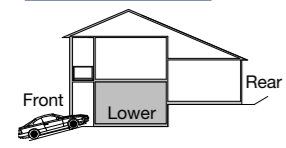
The design also features a separate home theatre, rumpus room, butlers pantry and space for a workshop in the garage, plus five sizeable bedrooms. The upper floor provides a casual retreat for the kids, which also opens to an enchanting deck to overlook your potential views. Consider a stunning open riser staircase to achieve a grand entry.

Note: Artists impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details.

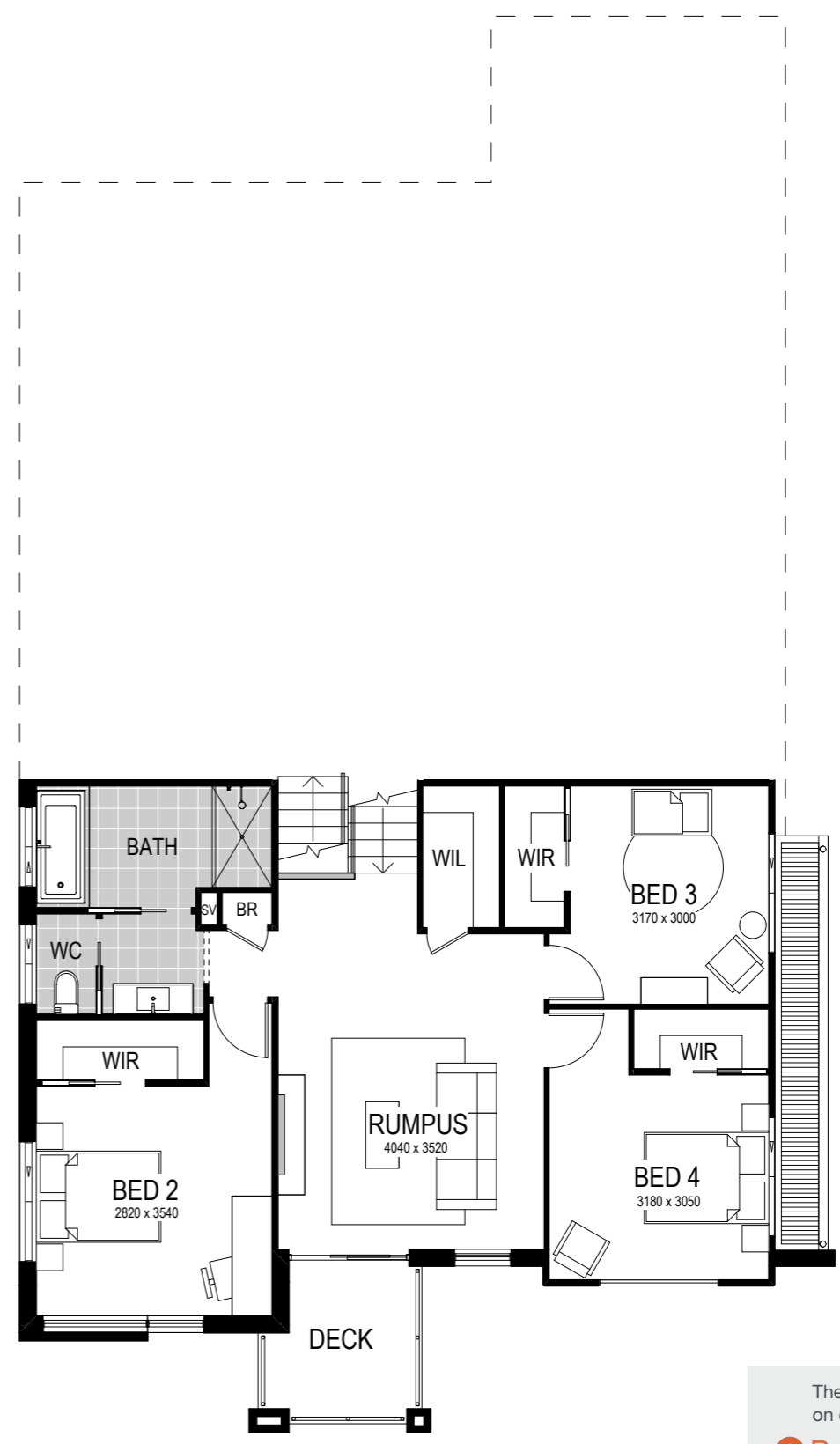
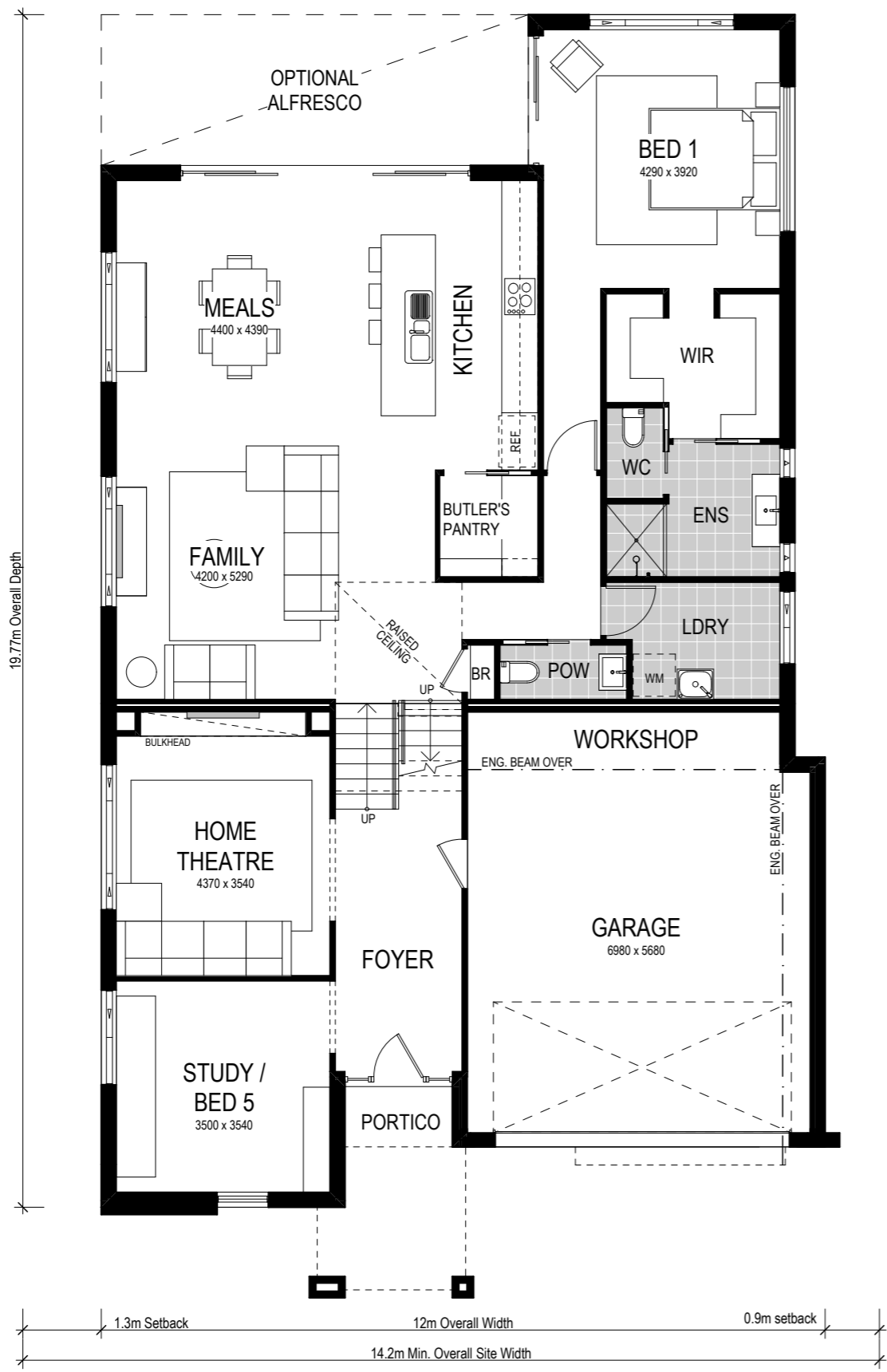
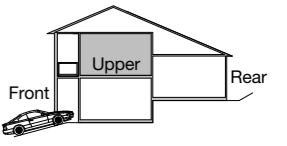
Mid Floor



Lower Floor



Upper Floor



1.3m Setback 12m Overall Width 0.9m setback
14.2m Min. Overall Site Width

The similar design (Riviera 1 267) is on display at:
Redbank Estate
13 Yobarnie Avenue,
North Richmond

5 Beds
 2.5 Baths
 2 Parks

The Riviera 1 303 is a split level design and is perfectly suited to an uphill sloping site with a 14.2m frontage or larger. The design features a separate home theatre, rumpus room, butlers pantry and space for a workshop in the garage, plus five sizeable bedrooms. Available in four contemporary facades.

Important Notice: Retro facade plan shown. Scale: 1:100. Copyright © All brochures, sketches & plans, whether conceptual or architectural, that we have developed on your behalf remain the property of Montgomery Homes under copyright law & we retain & claim all rights to these plans. Despite popular belief, changing our plans by 50% or more does not avoid legal responsibility for a copyright breach. Artwork update: 07/10/2020.