



MONTGOMERY
HOMES





San Tropez 243



SLOPING
SITES

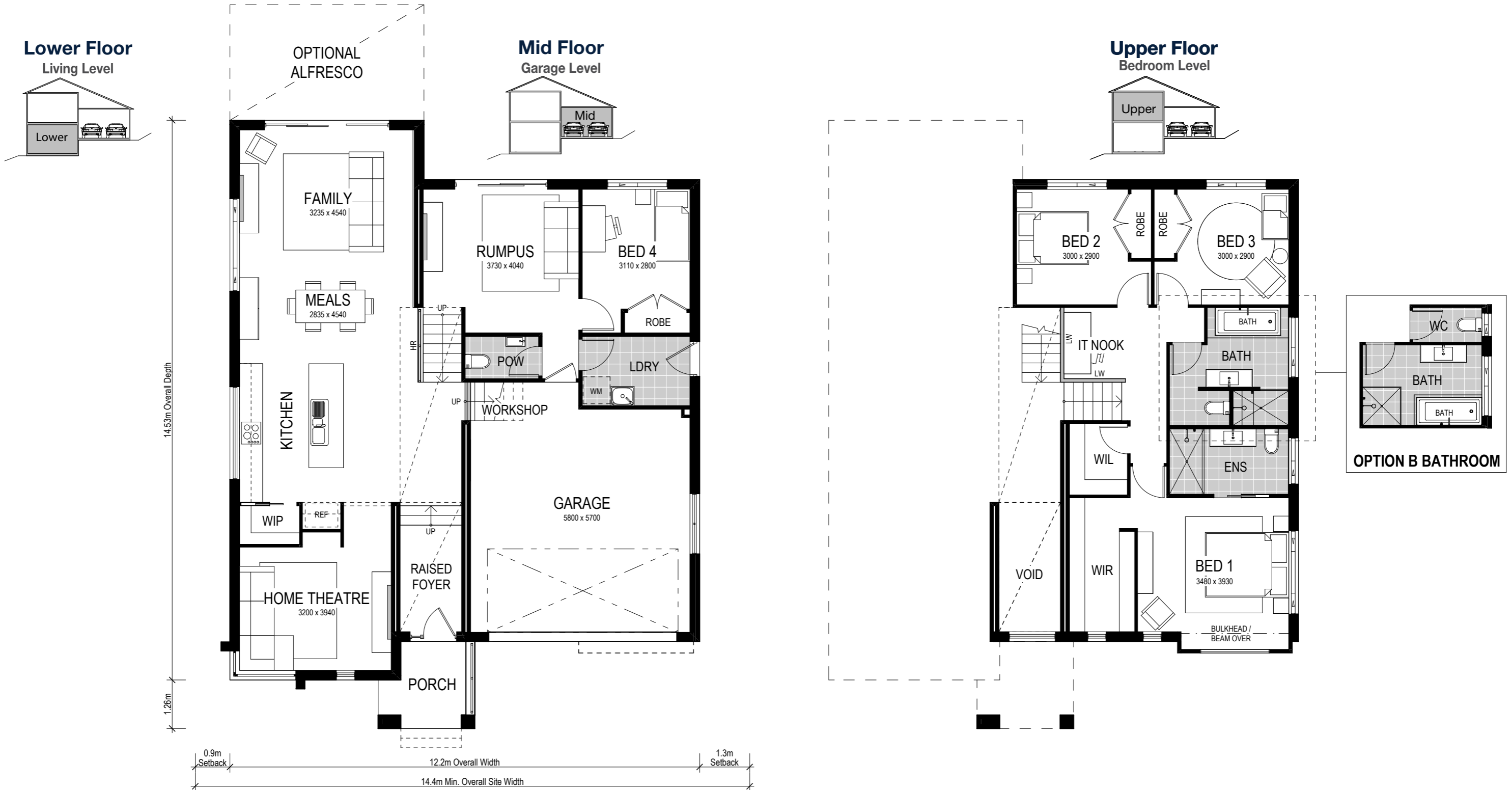


San Tropez 243

  
4 Bed 2.5 Bath 2 Park

Our sloping site specialist techniques have been applied to our San Tropez range to craft homes that caress a sideways sloping site. Our San Tropez is a split tri-level design that provides multiple areas which makes it perfect for big families who appreciate space to retreat as well as spend time together. Oozing street appeal and facilitating relaxed family living, the San Tropez is fast-becoming a Montgomery Homes favourite.





Scale: 1:100. Floor plan depicts Executive facade.

San Tropez 243

- 4 Bed
- 2.5 Bath
- 2 Park

Entering through a stunning porch, journey through the raised foyer of the San Tropez 243. Entering on the mid-level, be invited in to a generous home theatre, open-plan kitchen and family space unfolding to an alfresco area. Internal access to the spacious garage and workshop is on the lower level, alongside the fourth bedroom and rumpus room – the perfect space for guests. Abundant space on the upper level means two spacious bedrooms and the master suite including ensuite and walk-in-robe, a secluded IT nook and walk-in-linen cupboard.

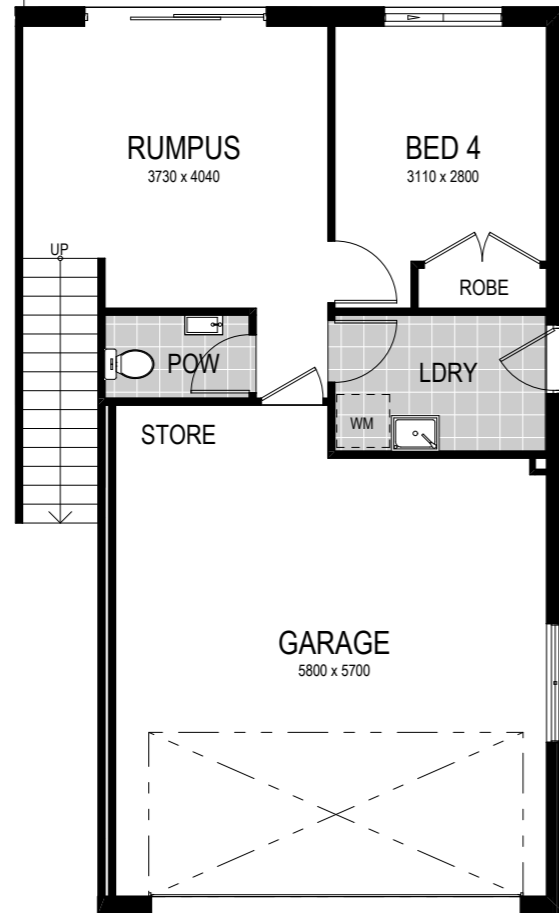
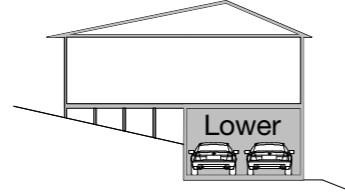
Our specially designed homes for sloping sites feature many benefits:

- ✓ Abundant natural light and air-flow
- ✓ Separate living areas on different levels
- ✓ Preserve natural drainage
- ✓ Enhance outlooks and views
- ✓ Unique and architectural looking design
- ✓ Less excavation
- ✓ A flatter driveway
- ✓ Designed to follow slope of land
- ✓ Maximise space
- ✓ Larger garage

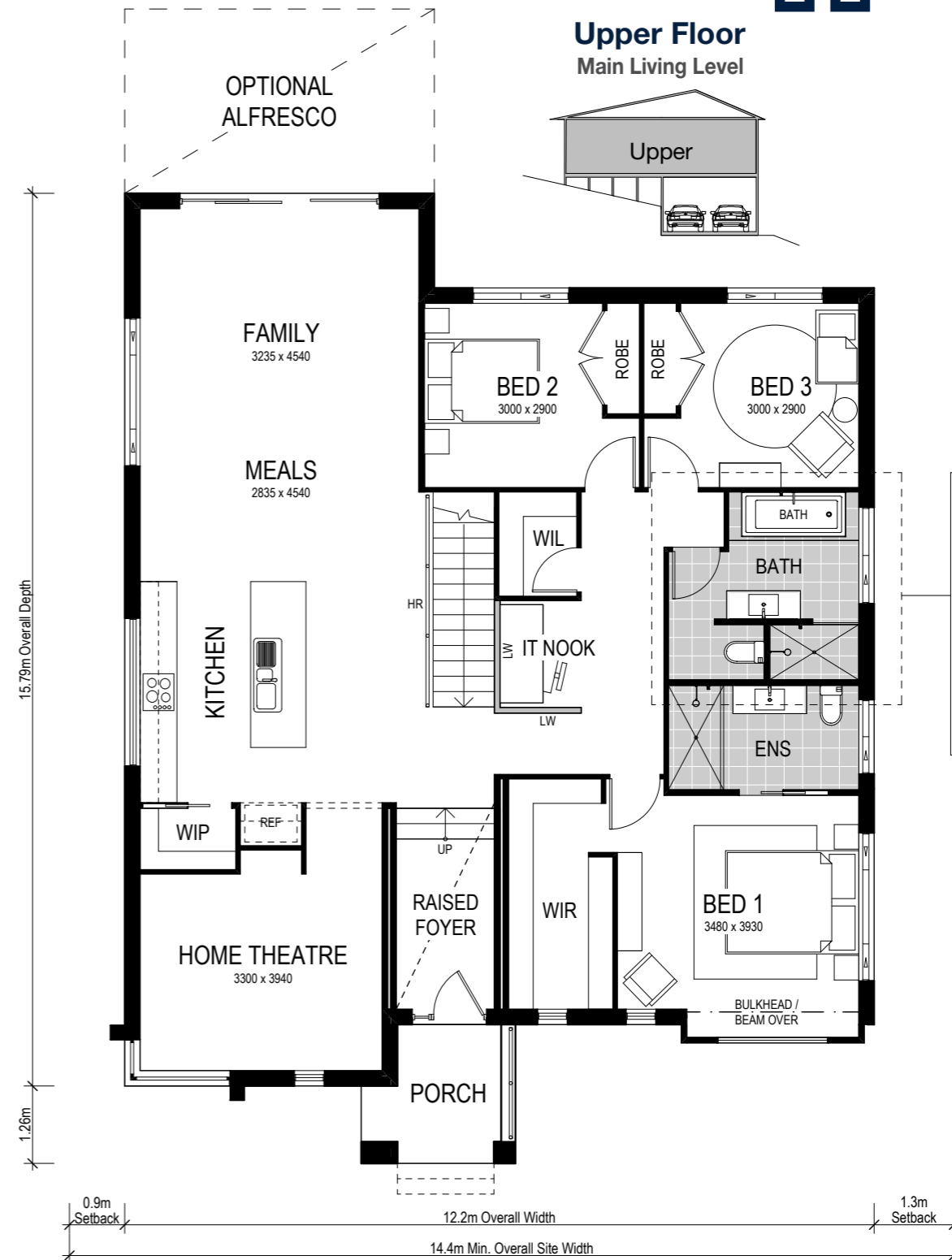
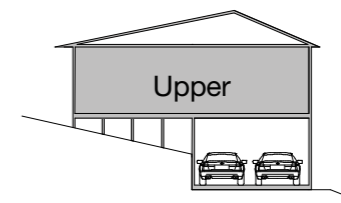
A San Tropez 273 is on display at:

HomeWorld Box Hill
19 Gittel Street
Box Hill, Sydney

Lower Floor
Garage Level



Upper Floor
Main Living Level



Scale: 1:100. Floor plan depicts Executive facade.

San Tropez 243



4 Bed 2.5 Bath 2 Park

Full Split Option

The San Tropez 243 is also available in a Full Split configuration rather than a split level slab. This option is best suited for a block with a steep sideways slope and uses our specialised bearers and joists technique. Additional costs apply. This option features kitchen, main entertaining areas on the upper floor along with the primary bedrooms and home theatre. With the rumpus and fourth (or guest) bedroom on the lower floor.

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Facade options and features



Hamptons Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
243.53/26.2



Executive Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
242.75/26.1



Metro Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
241.77/26.0

Note: Artist's impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details. Images may depict homes from other design ranges and are used for illustrative purposes only.



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