

## Facade options & features

Facade	Roof type	Total m <sup>2</sup>	Total squares
Grande	Tiles	209.18m <sup>2</sup>	22.5 squares
Hamptons	Colorbond	211.03m <sup>2</sup>	22.7 squares
Executive	Tiles	208.38m <sup>2</sup>	22.4 squares
Cosmo	Tiles	207.72m <sup>2</sup>	22.3 squares
Metro	Tiles	205.34m <sup>2</sup>	21.1 squares



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

Grande Facade



Hamptons Facade



Executive Facade



Cosmo Facade



Metro Facade



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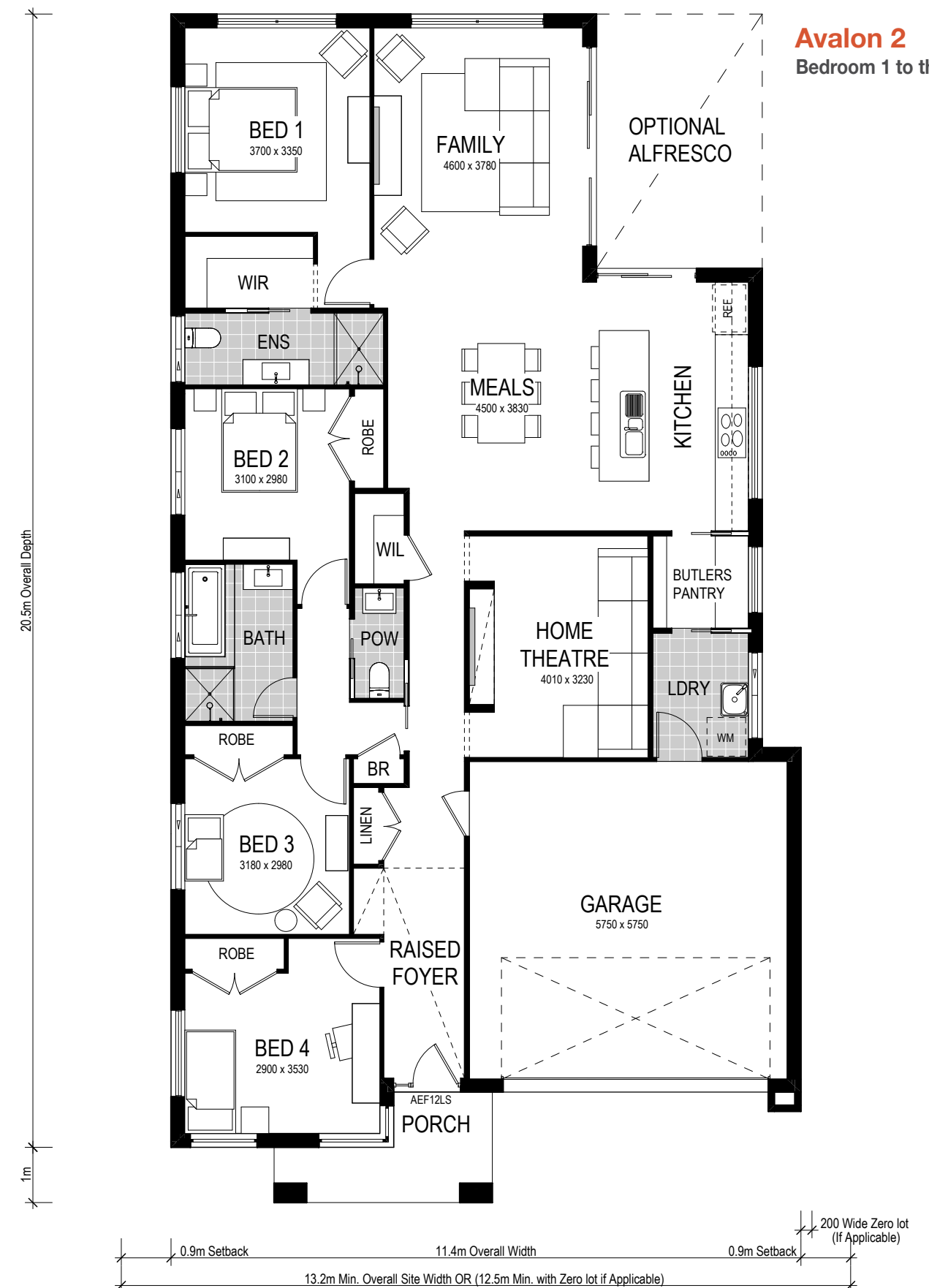
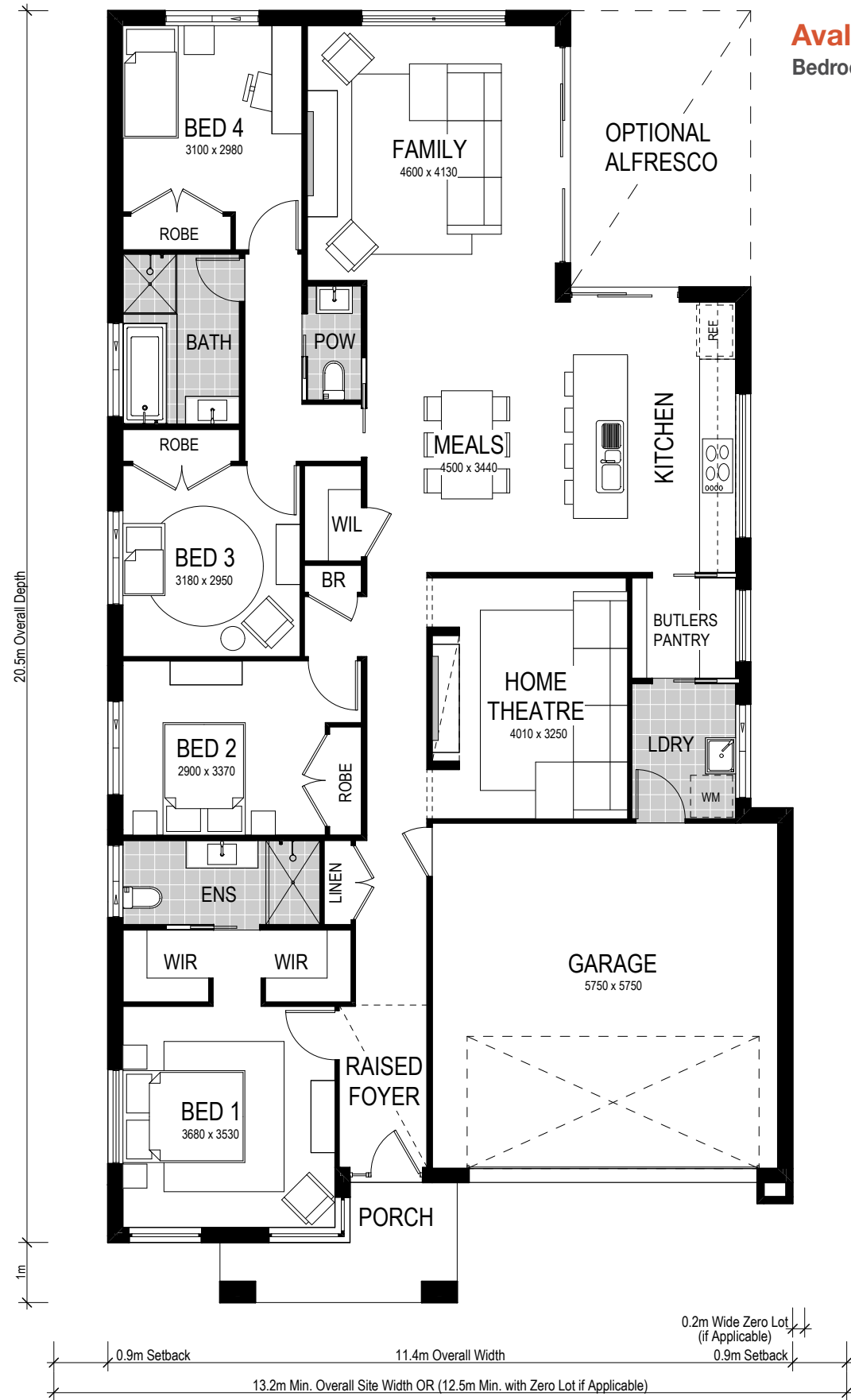




# Avalon 209

4 Beds
 2 Baths
 2 Parks

The **Avalon 209** is a single storey design perfectly suited for level, narrow sites with a 12.5m frontage or more. The design features two living areas, including a separate home theatre room, and four bedrooms.


A highlight of this home is the contemporary butlers pantry and laundry that provides ingress from the garage to the kitchen - a convenient access point for arriving home with groceries, school bags and shoes. Consider two layout options that places the master suite at the front of the home for privacy or toward the back of the home for convenient access when entertaining.



 4 Beds  
 2 Baths  
 2 Parks

The **Avalon 209** is a single storey design perfectly suited for level, narrow sites with a 12.5m frontage or more. The design features two living areas, including a separate home theatre room, and four bedrooms. Consider Avalon 1 or Avalon 2 layout which places the main bedroom at the front or the rear of the home.

**Important Notice:** Scale: 1:100. Grande facade plan shown. 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.

The Avalon 1 209 is on display at:  
 **HomeWorld Marsden Park**  
 22 Ellison Street  
 Marsden Park