



**MONTGOMERY**  
HOMES



**SAPPHIRE**  
COLLECTION



RECEIVE  
**\$30,000**  
OF UPGRADES

— FOR ONLY —  
**\$3,000**

[montgomeryhomes.com.au](http://montgomeryhomes.com.au)



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## Introducing...

Our Sapphire Collection, a curation of high quality inclusions at an achievable price point. With this collection you'll enjoy beautifully appointed features that reflect the quality of your dream Montgomery home.

From the kitchen, to the bathroom, exterior and more, your home will become a sophisticated oasis for you to entertain or unwind and create beautiful memories with your family.

### **\$30,000 of upgrades for \$3,000**

Discover the additional \$30,000 worth of **bonus** upgrades you can enjoy for the one off investment of \$3,000.

Simply pay your commencement fee within **three days** of your tender presentation to receive \$30,000 worth of additional upgrade items for only \$3,000! This booklet will help you discover exactly which bonus features you'll receive and guide you to take advantage of this extraordinary offer today.



Please see important notice on page 29.

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1 20mm stone benchtops

2 Soft close doors and drawers

3 Squareline stainless steel sink



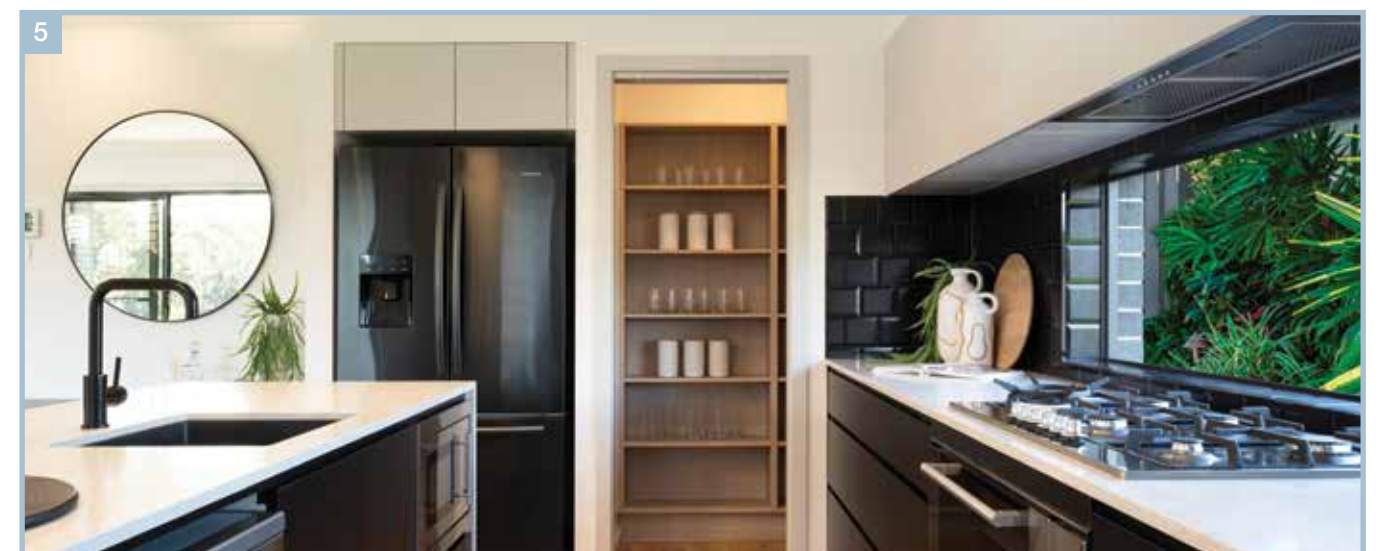
**SAPPHIRE COLLECTION**

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## BONUS KITCHEN UPGRADES

Your kitchen is the heart of your home where you entertain friends and nourish your family; it's an important space that needs to be both functional and beautiful with enduring quality. We know you will enjoy bonus kitchen upgrades that add a little extra luxury to your everyday and to your entertaining. Our Sapphire Collection provides you with ultimate value to meet your lifestyle, budget, and design goals.

- 1 **20mm stone benchtops**  
Enjoy the luxurious look of 20mm stone benchtops in your kitchen. Choose from a variety of colours (based on standard design).
- 2 **Soft close doors and drawers**  
Eliminate that slamming sound forever and enjoy soft close doors and drawers in your kitchen.
- 3 **Squareline stainless steel sink**  
For a contemporary finish, receive a squareline 1 1/2 bowl topmount stainless steel sink with dish drainer.
- 4 **Harmony Senza gooseneck tap**  
A stylish Harmony Senza square gooseneck kitchen sink mixer. Available in chrome or matte black finish.
- 5 **Fridge water point**  
We'll provide a fridge water point for you to enjoy instant refreshments from your current fridge ice maker and water dispenser.



BONUS KITCHEN UPGRADES

- 6

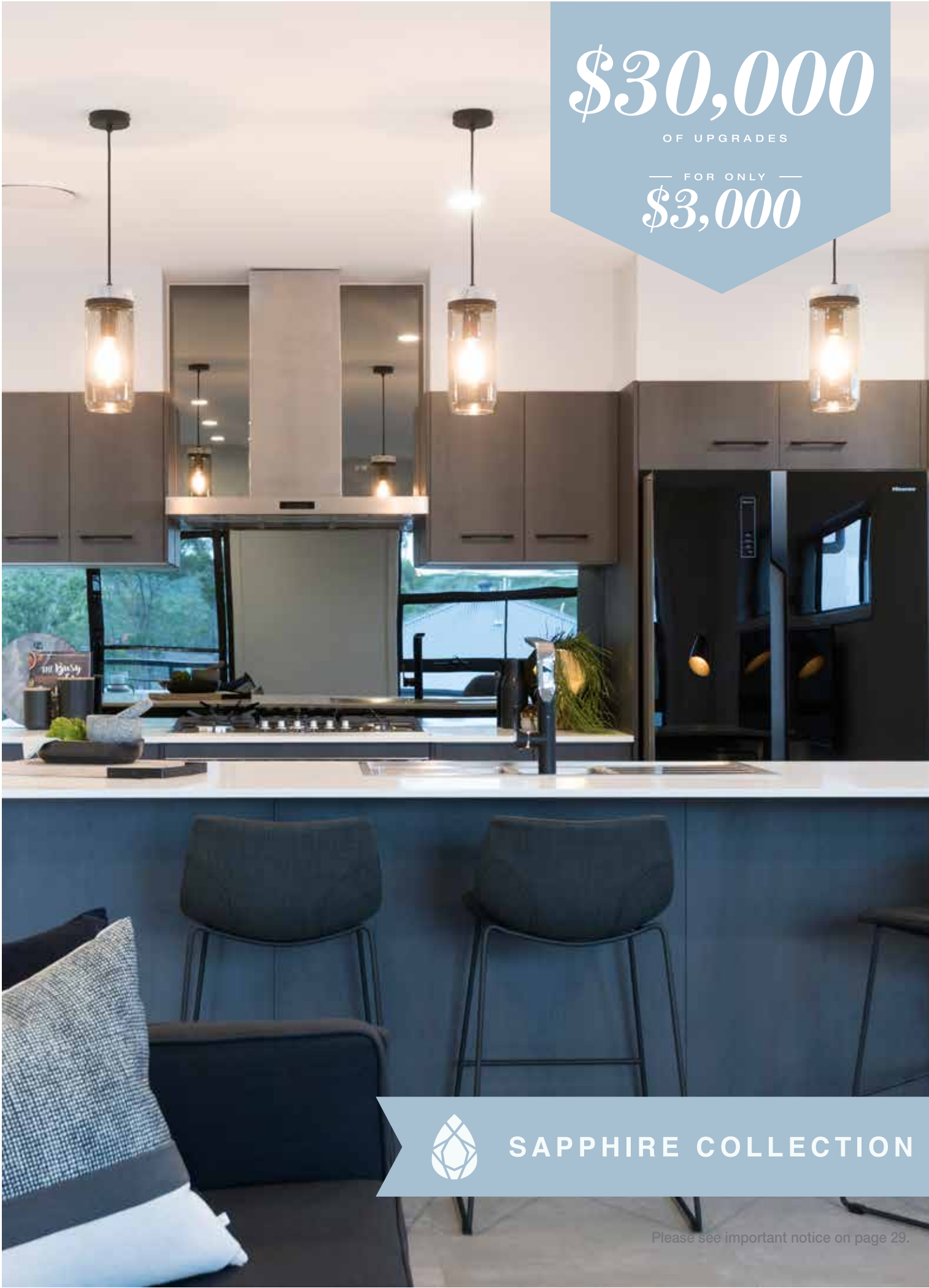
**Artusi 900mm cooktop**  
Upgraded from 600mm to 900mm Artusi gas cooktop with five burners or 900mm electric Ceran glass cooktop (if no gas available).
- 7

**Artusi dishwasher**  
Receive an Artusi dishwasher including installation and water points.
- 8

**Artusi 900mm rangehood**  
Upgrade from 600mm to 900mm concealed recirculating rangehood with three speeds.
- 9

**Artusi microwave**  
Enjoy an Artusi stainless steel microwave with trim kit (includes installation).
- 10

**Artusi 900mm electric oven**  
Upgraded from 600mm to 900mm underbench Artusi oven with nine functions.







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## QUALITY KITCHENS AS STANDARD

The quality inclusions you receive as standard with your Montgomery Home create a space for you to enjoy cooking, creating, and congregating. The stylish inclusions you'll receive as standard within our Sapphire Collection rival the upgrades of most other builders. These items are designed to add value to your home and your lifestyle.

- A Joinery**  
Polytec Melamine doors, drawers and end panels. Available in a range of stylish colours.
- B Handle-less doors and drawers**  
High quality sharknose fingerpull doors and drawers for a sleek and minimalistic look.
- C Overhead cupboards**  
Overhead cupboards to cooktop wall incorporating and concealing the rangehood.
- D Expert kitchen consultation**  
Design consultation with Kitchen Culture who offer expert advice on styles, finishes and colours.
- E Ceramic tiled splashback**  
Ceramic tiles, 670mm high to splashback.
- F Cutlery drawer**  
An organised space for cutlery included in the first drawer of your kitchen.
- G Pantry**  
Walk in pantry with 300mm shelving on selected designs.



A C



D



B E G



F



# ENSUITE BONUS UPGRADES

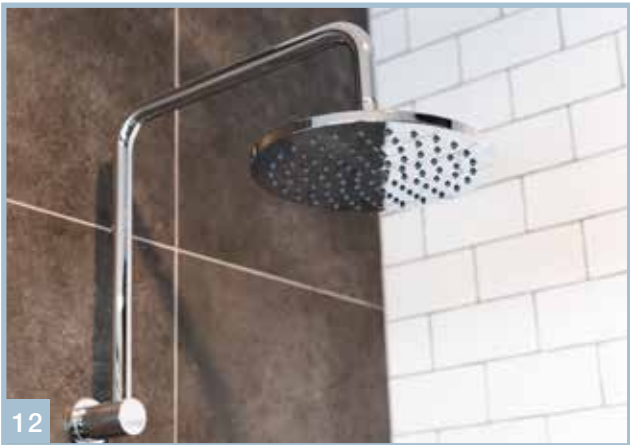
Create your signature touch in your ensuite with our practical and stylish Sapphire Collection. Design an ensuite you'll love to unwind in for years to come.

- 11

**Nova premium wall-mounted vanity**  
This practical wall-mounted vanity with all drawer configuration provides a stylish storage solution. Handle-less drawers provide a sleek and minimalistic look.
- 12

**Gooseneck shower head**  
A stylish and modern addition to your shower.
- 13

**Increased height wall tiling**  
Enjoy 1.2 metre high wall tiling in lieu of the standard skirt tile.



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11 Nova Premium wall-mounted vanity

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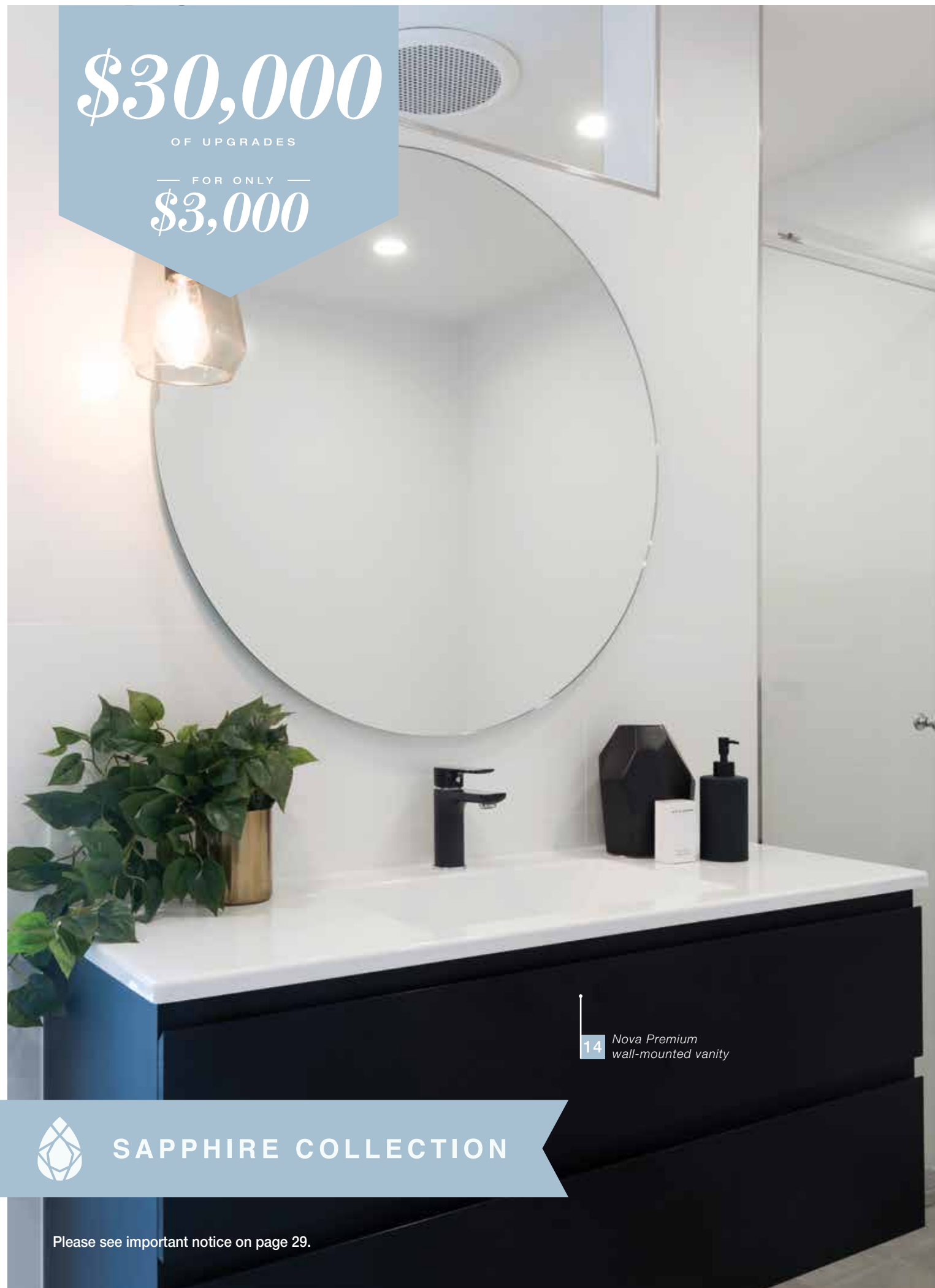
Please see important notice on page 29.

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14 Nova Premium wall-mounted vanity



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## MAIN BATHROOM BONUS UPGRADES

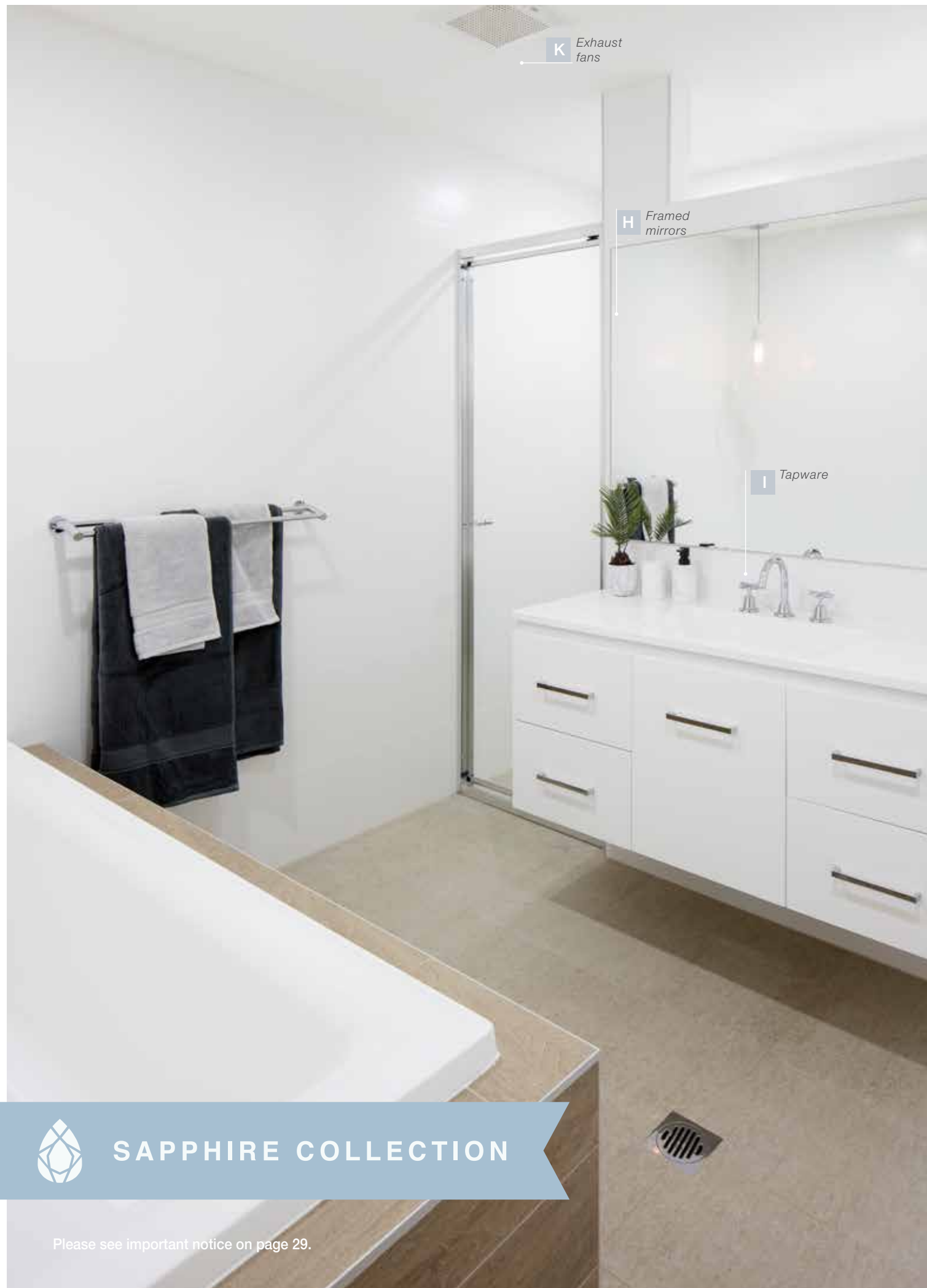
*The Sapphire Collection upgrades will ensure your bathroom is designed to be an elegant and relaxing sanctuary that you'll love to unwind in for years to come.*

- 14 Nova Premium wall-mounted vanity**  
This practical wall-mounted vanity with all drawer configuration provides a stylish storage solution. Handle-less drawers provide a sleek and minimalistic look.

- 15 Increased height wall tiling**  
Enjoy 1.2 metre high wall tiling in lieu of the standard skirt tile.







## ELEGANT BATHROOMS AS STANDARD

Relax and unwind knowing that the standard inclusions in your Montgomery Home are of the highest quality. Create your signature touch in your bathroom, ensuite and powder rooms with our practical and stylish Sapphire Collection.

- H Framed mirror**  
Chrome framed mirror, 900mm high over vanity units.
- I Tapware**  
Solid brass tapware from the Harmony Meno range.
- J Toilets suite**  
Harmony Lento back to wall toilet suites, with rimless design, soft close seat and full vitreous china cistern.
- K Exhaust fans**  
Ducted exhaust fans supplied and fitted to all shower rooms and any internal wet area with no natural ventilation.



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# MASTER BEDROOM & LIVING UPGRADES

The appealing bonus upgrades available to you with our Sapphire Collection ensure your interiors provide you with style, practicality, and quality for years to come. These items have been thoughtfully selected to deliver you a home with both style and functionality.

- 16

**Square set ceilings to living area**  
Apply a clean 90 degree finish to provide a minimalist and modern aesthetic to your family, meals, and kitchen areas.
- 17

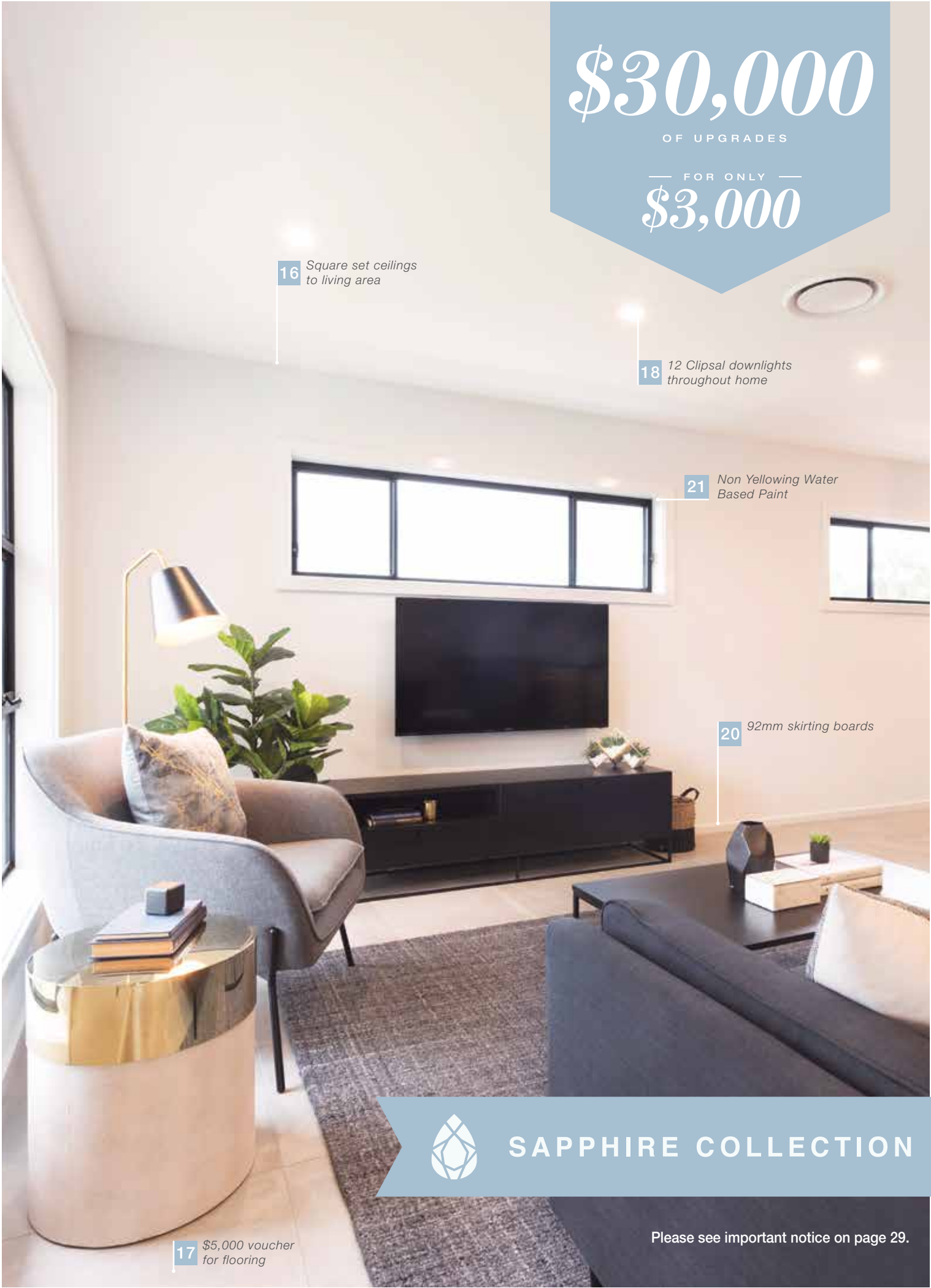
**\$5,000 voucher for flooring**  
Use your voucher to select from a beautiful range of carpet, tiling and floorboard options from Thynk's extensive offering.
- 18

**12 Clipsal downlights throughout home**  
Downlights are the most energy-efficient way to light your home. Enjoy the benefits with 12 downlights in addition to your standard electrical allowance (38 light points in total).
- 19

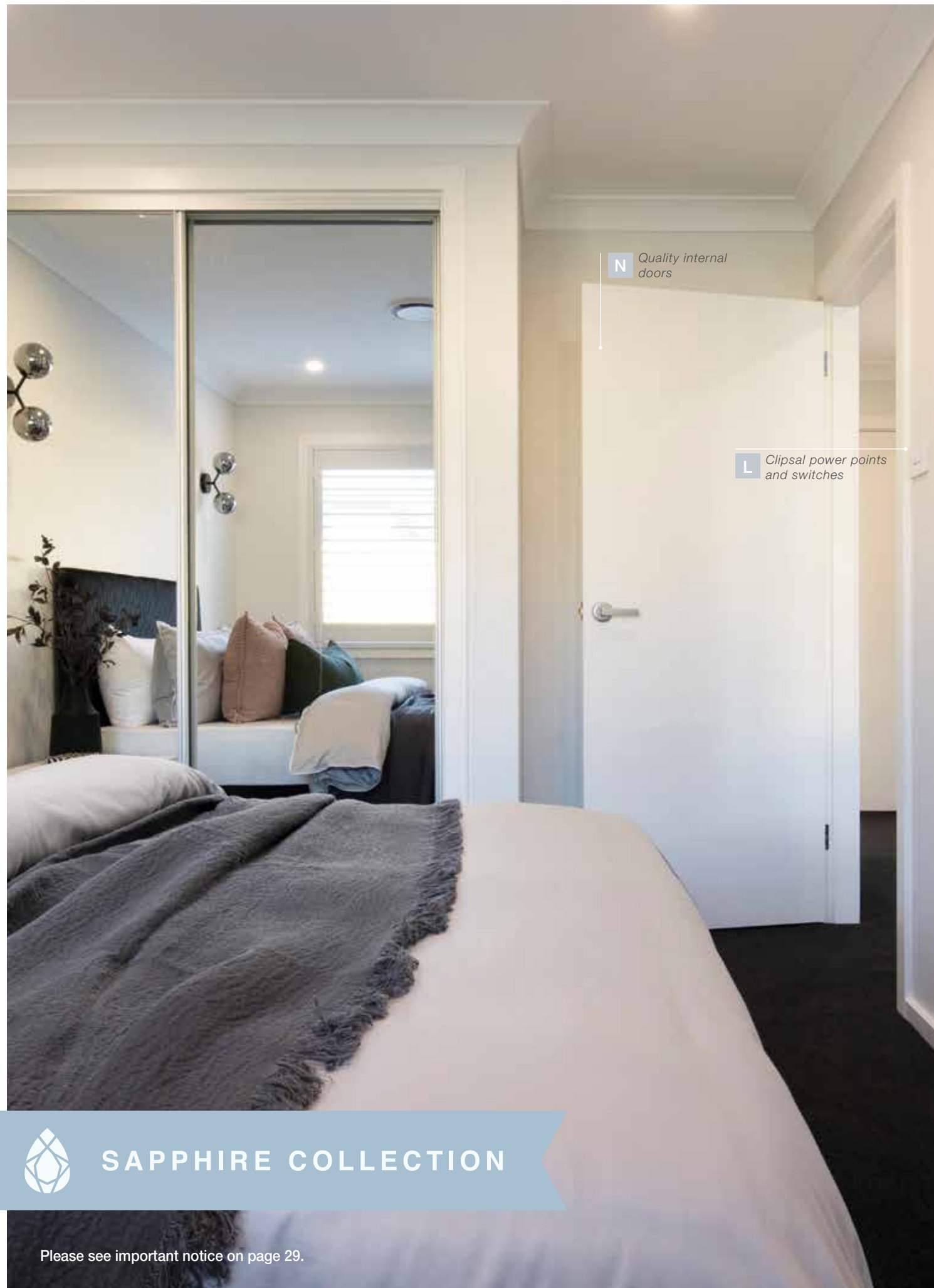
**Clairson shelving to master bedroom walk-in robe**  
Clairson ventilated shelving offers a breathable surface on which to organise your clothing. Includes three additional shelves and a double hanging rack to one side.
- 20

**92mm skirting boards**  
92mm skirting boards throughout your home in lieu of the standard 68mm perfectly completes your floor-to-wall union.
- 21

**Non Yellowing Water Based Paint**  
Increase the durability and maintain the quality finish of internal doors, jambs, architraves, skirting boards and reveals with the application of Taubman's water based enamel paint. One additional coat of paint included for improved coverage.







**N** Quality internal doors

**L** Clipsal power points and switches



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## LUXURIOUS LIVING AS STANDARD

*You'll love that your Montgomery home includes the highest quality finishes as standard to your living area, and the rest of your home. We've curated our inclusions to ensure you have what you need to truly feel at home.*

### **L** Clipsal Iconic power points and switches

A generous allowance of double power points and light points with batten holders. 2 x two-way switchings. 2 x TV points with coaxial cable to roof space. 1 x Earth leakage electrical safety switch. Smoke detectors as required.



### **M** Expert electrical planning

Consultation, planning, and selections of your entire electrical and lighting system with an expert electrical company, Your Home Consulting.

### **N** Internal doors

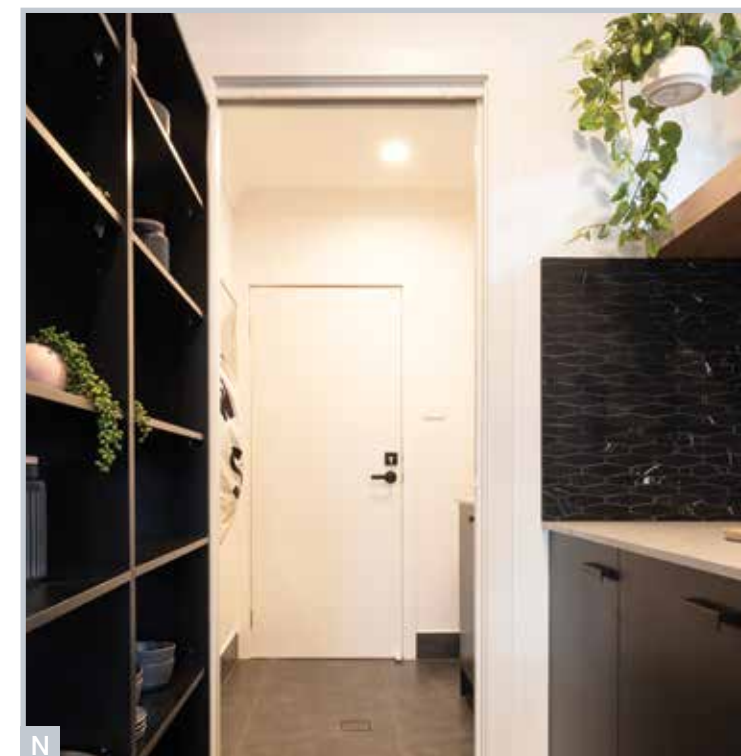
Enjoy high quality, stylish Hume doors.

### **O** Internal door handles

Choose from a wide range of stylish lever handles throughout the interior of your home.

### **P** Lever style keyed lock

Elegant lever style lock to internal garage door and any other external hinged door.



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22 Laundry fitout with Polytec cabinetry



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## EXTERIOR AND LAUNDRY UPGRADES

Our Sapphire Collection provides you with an upgraded statement front door to greet your guests with instant style, paired with a stylish tri-lock handle that will keep your home and family secure. We know it's what's on the inside that really counts. Your laundry will also enjoy a facelift with a stylish Polytec fitout.

- 22 Laundry fitout with Polytec cabinetry**  
For the ultimate storage hub, you'll receive a highly functional laundry space with a 1200mm long bench and soft close Polytec cabinetry. Includes fingerpull doors and drawers for a sleek and minimalistic look.

- 23 Statement front door**  
Make a statement and transform the exterior of your home with an extra wide (920mm - 1200mm), powder coated aluminium front door. Available in all Wideline colours as well as timber-look.

- 24 Stylish tri-lock handle to front entry door**  
A contemporary Gainsborough tri-lock handle provides a sleek and modern finish to your front entry door. Available in a range of styles and finishes.





# IMPRESSIVE FINISHING TOUCHES AS STANDARD

These are the items that put the finishing touch on your home. Most other builders offer these items as additional up-grades while you will enjoy the benefits of these practical and aesthetic finishes that really complete your home.

- Q

**Facade finishes**  
Wide range of bricks from PGH and Austral. Choose from other architectural elements, including moroka and light weight exterior wall panels (selected facades).
- R

**Roof design**  
Receive a selection of concrete roof tiles to choose from, including various flat profile options or Colorbond (Colorbond only applies to selected designs or where upgraded in your tender).
- S

**Insulation**  
R2.0 to external walls. R2.0 to internal garage walls. R3.5 to roof trusses (excluding outdoor areas).
- T

**Roof sarking**  
Sarking under Colorbond roof or concrete roof tiles to assist with insulation.
- U

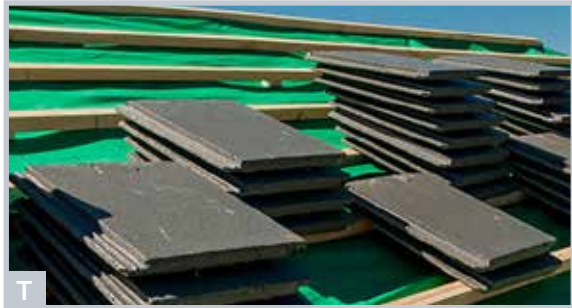
**Flyscreens**  
Fibreglass mesh flyscreens to all windows and aluminium sliding doors.
- V

**Colorbond automatic garage doors**  
Colorbond panelift garage door/s to front facade. Motor and remote controls to front facade garage door/s only.
- W

**Quality assurance inspections**  
Independent quality assurance inspections at critical stages to ensure your home is of the highest quality, meeting Australian Standards.
- X

**Termite control**  
Termite shield/moisture barrier acting as both chemical and physical barrier.
- Y

**Termite resistant framing and trusses**  
Termite resistant T2 Blue seasonal pine timber wall frames and roof trusses with a 25 year manufacturer's guarantee against structural damage by termites.



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## Newcastle Selections Gallery

471 Pacific Highway  
Belmont NSW 2280



## GALLERY ONE

Gallery One, our selections gallery, showcases a range of carefully selected inclusions and upgrades so you can see and feel the textures, tones, and colours of the components you're selecting for your new home.

Providing central locations in Sydney and Newcastle, Gallery One offers a convenient venue for you to select your preferred fittings and finishes for your living areas, bathroom, kitchen, and bedroom along with external and internal finishes.



## Sydney Selections Gallery

Suite 17, 26 Park Road  
Vineyard, NSW 2765





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## \$30,000 BONUS UPGRADES TERMS & CONDITIONS

The \$30,000 for \$3,000 promotion commences 1 January 2021 at 9.00am AEDT).

Available to new clients of Montgomery Homes who select the Sapphire Collection. New clients must request a tender after the above date to be eligible for the promotion and proceed to accept their tender within three days. A “new client” refers to anyone who has not yet requested a tender (or paid a deposit) for their new home to be built at that address by Montgomery Homes.

If the Diamond Collection is selected, the client will receive \$50,000 worth of upgrades for \$5,000.

This offer is not to be used in conjunction with any other offer, promotion or discount and is not transferable for cash. This promotion is strictly limited to the items listed within the promotion booklet and cannot be substituted for other items.

Participants cannot receive a credit for items. If a client does not wish to receive a particular item/s, then this item will not be provided as per the clients wish and will not be refunded or credited.

For full terms and conditions, visit [montgomeryhomes.com.au/promotions](https://montgomeryhomes.com.au/promotions)



**IMPORTANT NOTICE:** Please refer to your Selections Guide for further details on specific inclusions. Your Selections Guide will be presented just before your Montgomery Homes colour selections appointment. To see full range of inclusion items, please refer to your standard inclusions brochure. Promotional offer only applies to the Sapphire Collection (Tenders with January 2021 pricing).

Photos shown throughout brochure are for illustrative purposes only and may include upgraded items that are not included in standard inclusion packages.

DISPLAY HOMES NEWCASTLE AND THE HUNTER



Monaco 1 211



Noosa 223

Cameron Park

18 Breakwell Road  
Cameron Park



Byron 250

Edgeworth

Brush Creek Estate  
89 Transfield Avenue



Cayman 287

NOW  
OPEN

New Lambton

122 Bridges Road  
New Lambton



Avoca 210



Avalon 220

Huntlee 2.0

7 Peachy Avenue, Huntlee  
(North Rothbury)



Avalon 242



San Remo 273

Teralba

Billy's Lookout  
47 Pitt Street, Teralba



Newport 270



Carolina 1 302



Bondi 261

Thornton

HomeWorld  
6 Kingham Circuit, Thornton

DISPLAY HOMES SYDNEY



Riviera 1 267



Bondi 249

Redbank

13 Yobarnie Avenue  
North Richmond



Carolina 1 311



Cayman 287



San Tropez 273



Whitehaven 238

Box Hill

HomeWorld  
18 Gittel Street



Coolum 266



Southport 217

Leppington

HomeWorld  
46 Arkenstone Way



Avalon 209



Brighton 229

Marsden Park

HomeWorld  
22 Ellison Street

DISPLAY HOMES CENTRAL COAST



Southport 217



Avalon 242



Riviera 1 262

Warnervale

HomeWorld  
18 Scarlett Street, Hamlyn Terrace





# SAPPHIRE

COLLECTION



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**NEWCASTLE** (02) 4945 4000 | **CENTRAL COAST** (02) 4384 1441 | **SYDNEY** (02) 8883 5400

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