



DIAMOND
COLLECTION



RECEIVE
\$50,000
OF UPGRADES

— FOR ONLY —
\$5,000

montgomeryhomes.com.au



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Introducing...

the exclusively curated, interior designer approved Diamond Collection. From the kitchen, the bathroom, exterior and more, our Diamond Range of inclusions will ensure your home features cutting edge design elements and also provides the practicality and style you need to create your oasis to entertain, unwind, and make beautiful memories with your family.

Discover the additional \$50,000 worth of bonus upgrades you can enjoy for the one off investment of \$5,000.

Simply pay your commencement fee within three days of your tender presentation to receive \$50,000 worth of additional upgrade items for only \$5,000! Discover the bonus features on the following pages and take advantage of this extraordinary offer today.



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CONTENTS

6 - 7

Kitchen bonus upgrades

8 - 9

Luxury kitchens as standard

10 - 11

Ensuite bonus upgrades

12 - 13

Main bathroom bonus upgrades

14 - 15

Blissful bathroom features as standard

16 - 17

Living area bonus upgrades

18 - 19

Luxe living as standard

20 - 21

Bedroom bonus upgrades

22 - 23

Exterior and laundry bonus upgrades

24 - 25

Impressive finishing touches as standard

26 - 27

Gallery One

28 - 29

Terms and conditions

30 - 31

Display home locations

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2 Soft close doors
and drawers

9 Fridge
water point

5 ILVE 900mm
electric oven

6 ILVE 900mm
cooktop

3 Undermount double bowl
stainless steel sink

1 40mm stone
benchtops



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Please see important notice on page 29.

KITCHEN BONUS UPGRADES

Enjoy cooking, conversations, and cocktails on your beautiful stone benchtop paired with your choice of chrome or matte black tapware to create a stunning kitchen that speaks to your style. You'll love the premium appliances from ILVE that are thoughtfully designed to deliver on both style and functionality.

1 40mm stone benchtops
Enjoy the luxurious look of 40mm 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 Undermount double bowl stainless steel sink
For a contemporary look, receive a Hafele double bowl undermount stainless steel sink featuring polished edge stone to sink perimeter.

4 Nero Dolce pull-out tap
A stylish kitchen mixer with pull-out tap for easier cleaning. Available in chrome, matte black, gunmetal or a brushed nickel finish.

5 ILVE 900mm oven
Upgraded from 600mm to 900mm underbench ILVE oven with nine functions.

6 ILVE 900mm cooktop
Upgraded from 600mm to 900mm ILVE gas cooktop with six burners or 900mm electric Ceran glass cooktop.

7 ILVE dishwasher
Receive an ILVE dishwasher including installation and water points.

8 ILVE microwave
Enjoy an ILVE stainless steel microwave including installation.

9 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 (picture of indicative position only).





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LUXURY KITCHENS AS STANDARD

The kitchen is where your family and friends meet to share food and swap stories, it's where you help with homework, and debrief from your day. Everything and everyone goes in and out of this space. Our Diamond Collection provides you with the freedom to design a kitchen that suits your lifestyle and design goals.

A Joinery

High quality 2-pack polyurethane doors, drawers and end panels. Available in a selected range of stylish colours.

B Handle-less doors and drawers

High quality 2-pack sharknose fingerpull doors and drawers for a sleek and minimalistic look.

C Overhead cupboards

Overhead cupboards to cooktop wall incorporating and concealing the fully ducted 900mm rangehood.

D Bulkhead

Bulkhead above overhead cupboards to create a clean and contemporary finish.

E Cutlery drawer

An organised space for cutlery included in the first drawer of your kitchen.

F Ceramic tiled splashback

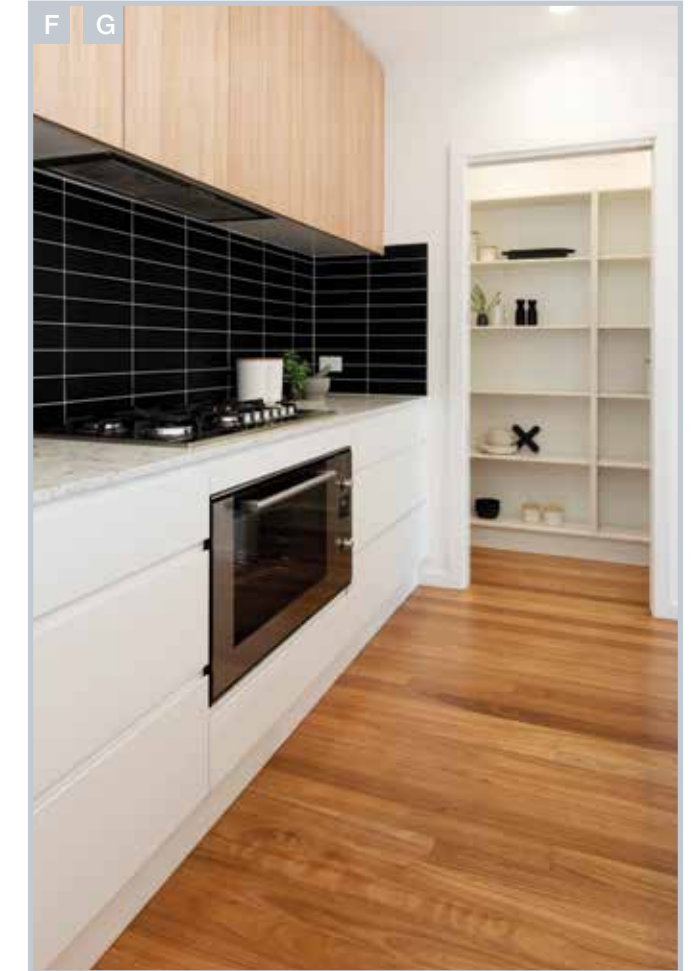
Ceramic tiles, 670mm high to splashback.

G Pantry

Walk in pantry with melamine shelving on selected designs.

H Expert Kitchen Consultation

Design consultation with Kitchen Culture who offer expert advice on styles, finishes and colours.



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10 Floor to ceiling tiling

11 Square set ceilings

12 Tiled wall recess or ledge

15 Slimline tower mixer

16 Frameless shower screen

14 Above counter ceramic basin

13 20mm stone to vanity top



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ENSUITE BONUS UPGRADES

Our Diamond Collection is the perfect combination of style and function, these bonus upgrade items will create the ideal place to retreat and unwind after a long day. You will enjoy designing a blissful ensuite with these beautifully crafted and thoughtfully selected upgrades.

10 Floor to ceiling tiling

Wrap your ensuite in floor to ceiling tiling to achieve a fresh, modern and luxurious look.

11 Square set ceilings

Apply a clean, modern 90 degree finish and accommodate full height tiling in your ensuite.

12 Tiled shower ledge or tiled wall recess

Add style and practicality to your shower with a tiled wall ledge or tiled wall recess.

13 20mm stone to vanity top

Enjoy the luxurious look of a 20mm stone vanity top in your ensuite. Choose from a variety of colours (based on standard design).

14 Above counter ceramic basin

The contemporary above counter ceramic basin, available in black and white, provides an elegant focal point upon the stone vanity top.

15 Slimline tower mixer

A stylish tower mixer to complement your above counter basin (chrome or matte black).

16 Frameless shower screen

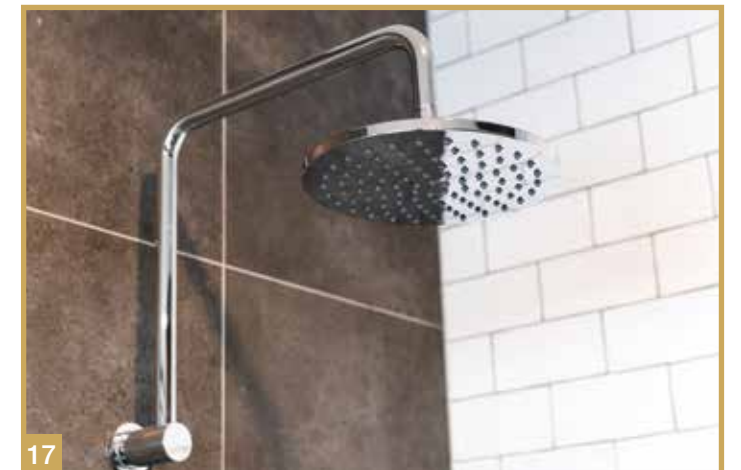
Choose from a frameless or fixed blade shower screen for a spacious and minimalist design.

17 Gooseneck shower head

A stylish and modern addition to your shower.

18 Tiled-in square floor waste

A sleek and subtle way to incorporate your floor waste without compromising the style of your floor tiles.





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MAIN BATHROOM BONUS UPGRADES

The Diamond Collection brings a curated collection of upgrades to your main bathroom. Soak away the day in a deep, luxurious freestanding bath and observe sculptural features that unite form and function.

- 19 Floor to ceiling tiling**
Wrap your bathroom in floor to ceiling tiling to achieve a fresh, modern and luxurious look.
- 20 Square set ceilings**
Apply a clean, modern 90 degree finish and accommodate full height tiling in your main bathroom.
- 21 Tiled shower wall recess**
A tiled shower wall recess is the perfect place to store bathroom essentials. Add a touch of personality with a feature tile.
- 22 20mm stone to vanity top**
Enjoy the luxurious look of a 20mm stone vanity top in the main bathroom. Choose from a variety of colours (based on standard design).
- 23 Above counter ceramic basin**
The contemporary above counter ceramic basin, available in black and white, provides an elegant focal point upon the stone vanity top.
- 24 Slimline tower mixer**
A stylish tower mixer to complement your above counter basin.

- 25 Freestanding bath**
Create your own day-spa at home with a deep and luxurious freestanding bath.
- 26 Tiled-in square floor waste**
A sleek and subtle way to incorporate your floor waste without compromising the style of your floor tiles.



POWDER ROOM

- 27 Square set ceilings to powder room**
Apply a clean, modern 90 degree finish in your powder room.
- 28 Tiled-in square floor waste**
A sleek and subtle way to incorporate your floor waste without compromising the style of your floor tiles.





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BLISSFUL BATHROOM FEATURES AS STANDARD

Enjoy your very own day spa at home where you can enjoy inclusions such as high-quality vanities with soft-close features and sleek frameless mirrors as standard to uphold the quality and style that your dream home deserves.

I Vanities
Stunning wall mounted vanities in 2-pack polyurethane white or various woodgrain finishes. All-drawer configuration with soft close mechanism. Fingerpull doors and drawers for a sleek and minimalistic look.

J Frameless mirrors
Frameless polished edge mirrors to main bathroom, ensuite and powder rooms.

K Toilet suite
Harmony Bassini back to wall toilet suites, with rimless design, soft close seat, full vitreous china cistern and concealed water inlet.

L 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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30 20 downlights

31 Square set ceilings to living area

32 Three coats of Premium Taubmans Endure

33 Non Yellowing Water Based Paint

92mm skirting boards
34

29 \$5,000 Thynk voucher for flooring



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LIVING AREA BONUS UPGRADES

Your living area bonus upgrades brighten up your life with additional lighting solutions and finishing touches such as premium paint and skirting treatments. These will create a space that is attractive and welcoming while remaining functional and able to endure the rigours of your day-to-day lifestyle.

29 \$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.

30 20 downlights throughout your home

Light up your life with 20 downlights throughout your home. Enjoy the modern look and energy efficient benefits of downlights - in addition to your standard electrical allowance (total of 46 light points).

31 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.

32 Three coats of Premium Taubmans Endure internal wall paint

Taubmans Endure interior paint is easy to clean without compromising the quality of the paint. It provides excellent mould and mildew protection so you have a cleaner and healthier home environment.

33 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.

34 92mm skirting boards

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

35 White shelves to linen and broom cupboard

Durable white melamine boards creates a smooth surface on which to organise your linen.

36 Daikin deluxe controller

Enjoy the Daikin deluxe controller with three timer program functions, countdown on/off, seven day timer functionality including zone control and a temperature sensor. Included when ducted air conditioning is selected.



31 32



35



36



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LUXE LIVING AS STANDARD

Fall in love with your forever home that includes the highest quality finishes as standard inclusions 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.

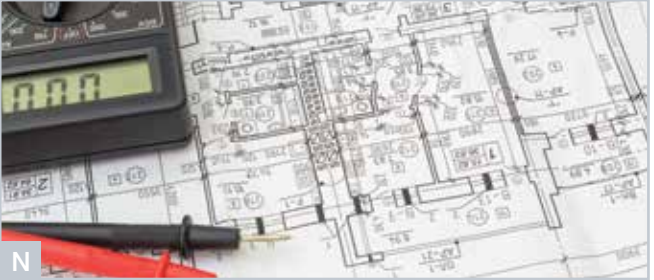
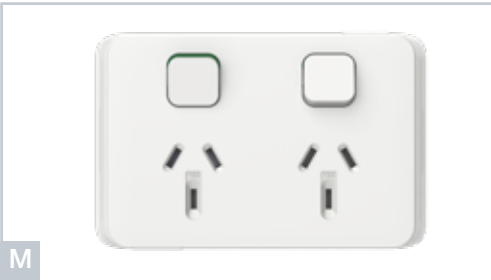
M Clipsal Iconic Power Points and switches
Generous allowance of double power points and light points with batten holders. 2 x two-way switchings. 2 x TV points with coaxial cable to roof space. 1 x Earth leakage electrical safety switch. Smoke detectors as required.

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

O Internal doors
Enjoy a wide range of high quality, stylish Hume doors.

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

Q Deadlock
Elegant deadlock to internal garage door.





BEDROOM BONUS UPGRADES

Receive practical yet stylish walk-in robes to your master suite, fitted with decorative Polytec drawers, shoe pod, and single/double hanging rails – whilst the spare bedrooms receive durable white shelving for convenient storage.

37 Polytec wardrobe fitout to master suite
Decorative and durable Polytec shelving creates a stylish place to organise your walk-in robe. Consisting of three drawers, two adjustable shelves, shoe pod with five angles shelves and single/double hanging rails, this stylish pod is available in a choice of selected colours or a timber-look finish.

38 White shelves to spare bedrooms
Durable white 25mm melamine shelving to robes within bedroom 2, 3 and 4.



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41 20mm stone
benchtop

42 Laundry fitout including
Polytec cabinetry



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EXTERIOR AND LAUNDRY BONUS UPGRADES

Create a place you love to come home to with finishes that elevate your street appeal. These bonus upgrades also allow for your laundry to include impressive finishes like stone benchtops and premium Polytec cabinetry.

39 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 Wideline colours as well as timber-look.

40 Grand front door handle

Make a statement with the Trilock Omni door handle featuring a 600mm pull handle and 3 in 1 operation - deadbolt, lockset and passage functions.

41 20mm stone benchtop

Enjoy the luxurious look of 20mm stone benchtops in your laundry. Choose from a variety of colours (based on standard design).

42 Laundry fitout including Polytec cabinetry

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

43 Tiled-in square floor waste

A sleek and subtle way to incorporate your floor waste without compromising the style of your floor tiles.



39 40



42



43



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IMPRESSIVE FINISHING TOUCHES AS STANDARD

Relish year-round comfort and security with a well-insulated home, flyscreens, sarking and more. Featured below are just some of the highlighted standard inclusions that come with your new home.

R 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).

S 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).

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

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

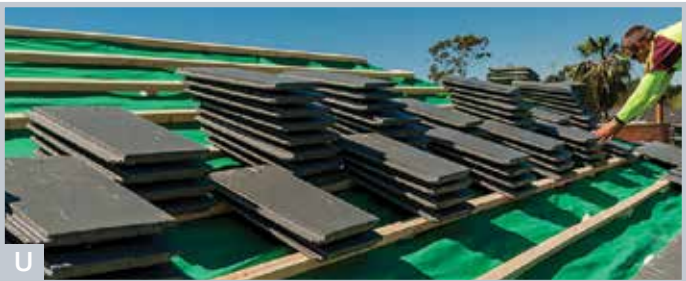
V Flyscreens
Fibreglass mesh flyscreens to all windows and aluminium sliding doors.

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

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

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

Z 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.





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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\$50,000 BONUS UPGRADES TERMS & CONDITIONS

The \$50,000 for \$5,000 promotion commences 1 January 2021 at 9.00am AEDT.

Available to new clients of Montgomery Homes. New clients must request a tender 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.

\$50,000 for \$5,000 promotion available on the Montgomery Homes Diamond Collection. If the Sapphire Collection is selected, the client will receive \$30,000 worth of upgrades for \$3,000.

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.

Clients 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

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 Diamond Collection.

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



Monaco 1 211

Cameron Park

18 Breakwell Road
Cameron Park



Byron 250

Edgeworth

Brush Creek Estate
89 Transfield Avenue



Cayman 287

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



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

Central Coast



Southport 217



Avalon 242



Riviera 1 262

Warnervale

HomeWorld
18 Scarlett Street, Hamlyn Terrace



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