



MONTGOMERY
HOMES

feel at home

KNOCK DOWN AND REBUILD



NARROW SITES | SPLIT LEVEL | SINGLE STOREY | TWO STOREY | ACREAGE | GRANNY FLATS

Knock down a house rebuild a *home*

Love where you live but don't love your house?

Montgomery Homes are the knock down rebuild specialists on all types of sites including sloping, narrow and level blocks. Once you've made the decision to knock down your current home, Montgomery Homes will take the stress out of the entire building process, starting with a free site inspection at your current home.

Getting started

When you decide to knock down and rebuild with Montgomery Homes, we give you a transparent price at the very beginning to avoid major surprises along the way. There's a lot involved in getting a site prepared for a new home build, so it's critical that a site inspection is conducted before any demolition commences.

Start with a free site inspection

Your complimentary site inspection and appraisal involves the assessment of your site, to determine the slope of your block as well as any additional preparation that may be required, such as the removal of building materials, trees, roots and pools. One of our home building specialists will also assess the most suitable design for your block's shape and size, helping you to maximise your land and any potential views, breezes and landscapes.



a brief history

Established over 30 years ago as a family-owned and operated building company, our reputation of delivering quality homes with a warm and approachable team spread quickly. By upholding this reputation we have grown from a family business to a respected and nationally-awarded residential construction company.

Throughout our many years of successful operation, we haven't forgotten the customer service approach that set us apart from other builders when we started building homes in the 1980s. Our team is honest and approachable and aims to ensure the home you build is perfect for your lifestyle and, importantly, your budget.

Our growth has allowed us to provide display homes and offices in Sydney, the Central Coast, and Newcastle, allowing you to visit us in a convenient location where you can enjoy our beautiful home designs for yourself.

Experience The Montgomery Homes Difference



Quality Homes

We build each home as if it was our own. As a Montgomery Homes client, you can rest assured that your dream home will be quality from the inside out.



Superior Inclusions

We confidently invite you to compare our inclusions to other builders and discover the quality inclusions we offer as standard is what other builders sell as upgrades.



Designs For Any Site

If your block is narrow, slopes downward, upward, or is uniquely shaped, our specialist building techniques and 200+ home designs allow us to work with almost every block.



Award-Winning Homes

We are incredibly proud to have collected myriad awards throughout our 30 years that recognise our award-winning home designs along with our talented and hardworking employees.



Independent Quality Assurance Checks

Enjoy peace of mind when you build with our thorough third-party Quality Assurance (QA) checks undertaken at critical stages throughout the build to ensure your home is of the highest standard.



Exceptional Customer Service

Our systems provide fast and efficient service to progress your home to construction as soon as possible. We pride ourselves on a personalised and enjoyable experience throughout your entire building journey.



Your New Home Visualiser Tool

New Montgomery Homes Diamond and Sapphire Collection clients enjoy access to our brand-new Visualiser tool. Apply and compare colours, textures and roof choices specifically to your unique home design to prepare you ahead of your Selections Appointment.



Longevity

For more than 30 years we have operated with a strong balance sheet and zero debt, you're in safe hands with Montgomery Homes.



Interior designer extraordinaire Shaynna Blaze is passionate about creating useful, beautiful spaces with great consideration given to how people live in their homes not only how they look.

Shaynna's design philosophy aligns with ours in that we believe homes need to be equally beautiful and practical.

Shaynna has curated a range of interior design schemes exclusively for Montgomery Homes clients and will also develop a suite of new home designs and display homes opening in 2021 and beyond.



Over 200 designs to choose from

With over 200 architecturally designed homes to choose from, you can rest easy knowing there'll be a design to suit your needs. Offering flexibility throughout your design process, we ensure that your home is not only cutting edge, but also suits your budgetary requirements.

When crafting your dream home, our team of highly experienced professionals pay close attention to your blocks overall structure to maximise the natural light, space and fall of the block to ensure you are getting the most from your site. We believe delivering a premium quality home is paramount and leverage any unique character and opportunities of your location, such as views, breezes and landscapes. When it comes to increasing the energy efficiency of your home, we take advantage of the sun's orientation to capture the winter sun and conversely keep out the summer sun, making your home more comfortable to live in all year round.

While some builders limit you to certain designs and parameters, we provide you the freedom to build the kind of house that dreams are made of — providing a broad range of flexible, architectural designs to suit your block no matter what its size, angle, or location.





Discover the benefits

Knocking down and rebuilding provides you with all the benefits of a brand new home, except there's no need to pack up your life and find a new location.

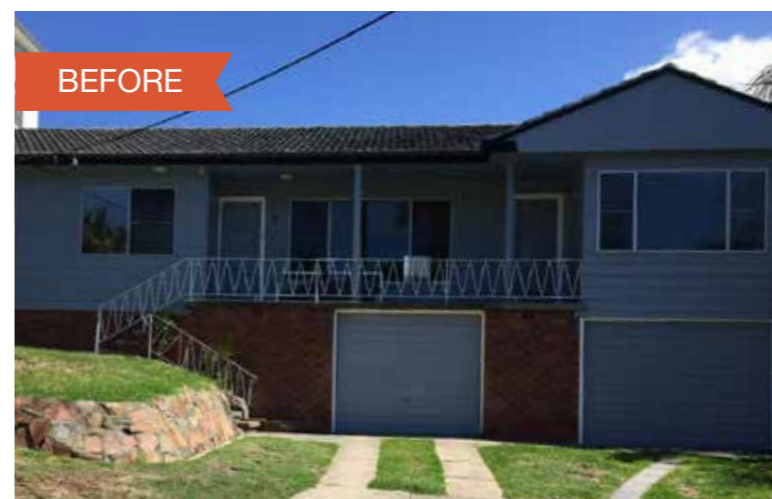
There are many other benefits of a knock down rebuild, including:

- Stay in your current location where you and your family have created many memories
- No need to worry about new neighbours - you can keep your current ones!
- Minimise interruption and keep your kids at the same school with their friends
- Building a new home is approximately three times more cost effective than a major renovation
- Avoid significant buying costs, such as real estate and stamp duty fees
- Get the home you've always dreamed of. The excitement of starting with a blank canvas means you can incorporate all the inclusions you've always wished for - like that alfresco for entertaining, Butler's pantry for keeping mess out-of-sight and those dreamy stone benchtops
- Go green and create a more eco friendly home by maximising solar and insulation
- Increase the value of your asset and your land



Recent knock down rebuild projects in Sydney and Newcastle

Montgomery Homes are experts at knock down rebuilds on all types of sites including sloping, narrow and level blocks. Take a look at some of the incredible Knock Down Rebuild work completed within NSW.



Frequently asked questions



What are the benefits of knocking down and rebuilding VS renovating

If you own an older property and are looking to increase the value of your home, naturally there are two main options that spring to mind, that is – either to knock down and rebuild on your existing site or explore a big renovation on the property.

If you're considering making structural changes to the property, the costs can vary considerably. What most people don't know is that a major renovation can actually end up costing more than triple per square metre, vs a knock down rebuild.

When you decide to knock down and rebuild with Montgomery Homes, we give you a transparent price at the very beginning to avoid major surprises along the way. That means less time wondering how much everything is going to cost, and more time daydreaming about the details such as paint colours and home décor.

Some people may get frustrated searching for a home in a good neighbourhood for the right price and often it makes sense to keep your current neighbours and rebuild on your site. Consider the resale value and what's going to get you more bang for your buck.



Who will demolish my house?

Demolition can take up to four weeks to complete and is arranged by the homeowner. Whilst the demolition takes place, Montgomery Homes will obtain the construction certificate for your new home and prepare the final documents for your new home build.

When researching, look for a licensed and insured Demolition Contractor to facilitate the demolition of your current house. They will remove all the relevant materials, debris, trees and roots. We can also provide suggested demolition companies in your local area.



Do I need to talk to a home builder before I start demolition?

There's a lot involved in getting the site prepared for a new home build and therefore important that you consult a new home builder before demolition commences. Some of the site preparation required includes the removal of building materials, trees and roots, existing pools, and more. For more information, ask us for a knock down rebuild fact sheet.



How much does it cost to knock down and rebuild?

On average a major renovation will be more than double the cost of a knock down rebuild per square metre. We will provide you with a price guide after your site inspection has been completed. All clients who have completed a knock down and rebuild with Montgomery Homes have said it was the best decision they have made lifestyle and asset wise. Ask us about putting you in touch with recent knock down rebuild clients and hear their experience first-hand.



How long does a knock down rebuild take?

The knock down rebuild process will take between 26 - 41 weeks from the time construction commences on your new home. This will depend greatly on the type of house you're building as well as local council and demolition approvals, which can vary between locations.

The knock down rebuild process

Once you have made the decision to knock down your current house, Montgomery Homes will be there to guide you through the entire process step-by-step, to reduce the risk of the rebuild becoming a stress. Here is a summary of the knock down and rebuild process:

1. Our construction team will visit your existing property to conduct a free site inspection.
2. Next you can start organising quotes for demolition of your current home.
3. Once your DA is approved, you can then schedule the demolition.
4. Demolition can take up to four weeks to complete. In this time, we will obtain the construction certificate for your new home and prepare the final documents.
5. Select your internal and external colours and finishes with our Interior Designer.
6. Approve tender and sign contracts.
7. Commence construction.
8. Move in!





Newcastle and the Hunter



Monaco 1 211

Cameron Park

18 Breakwell Road
Cameron Park
By appointment only



Byron 250

Edgeworth

Brush Creek Estate
89 Transfield Avenue
By appointment only



Cayman 287

New Lambton

122 Bridges Road
New Lambton
Open 7 days: 10am - 5pm



Avoca 210



Avalon 220

Huntlee 2.0

7 Peachy Avenue, Huntlee
(North Rothbury)
Open 7 days: 10am - 5pm



Avalon 242



San Remo 273

Teralba

Billy's Lookout
47 Pitt Street, Teralba
By appointment only



Newport 270



Carolina 1 302



Bondi 261

**SIX NEW
DISPLAY HOMES
COMING SOON**

Thornton

HomeWorld
6 Kingham Circuit, Thornton
Open 7 days: 10am - 5pm

Sydney



Riviera 1 267



Bondi 249

Redbank

13 Yobarnie Avenue
North Richmond
Open 7 days: 10am - 5pm



Carolina 1 311



Cayman 287



San Tropez 273



Whitehaven 238

Box Hill

HomeWorld
18 Gittel Street
Open 7 days: 10am - 5pm



Coolum 266



Southport 217

Leppington

HomeWorld
46 Arkenstone Way
Open 7 days: 10am - 5pm



Avalon 209



Brighton 229

Marsden Park

HomeWorld
22 Ellison Street
Open 7 days: 10am - 5pm

Central Coast



Southport 217



Avalon 242



Riviera 1 262

Warnervale

HomeWorld
18 Scarlett Street, Hamlyn Terrace
Open 7 days: 10am - 5pm



STYLE YOUR HOME WITH

The
Signature
Collection
By
shaynna
blaze



MONTGOMERY HOMES

feel at home

Come home to quality, style, value, and comfort
Feel at home with Montgomery Homes



SLOPING
SITES



LEVEL
SITES

