



**MONTGOMERY**  
HOMES



*Byron 295*

 **LEVEL**  
SITES



# Byron 295

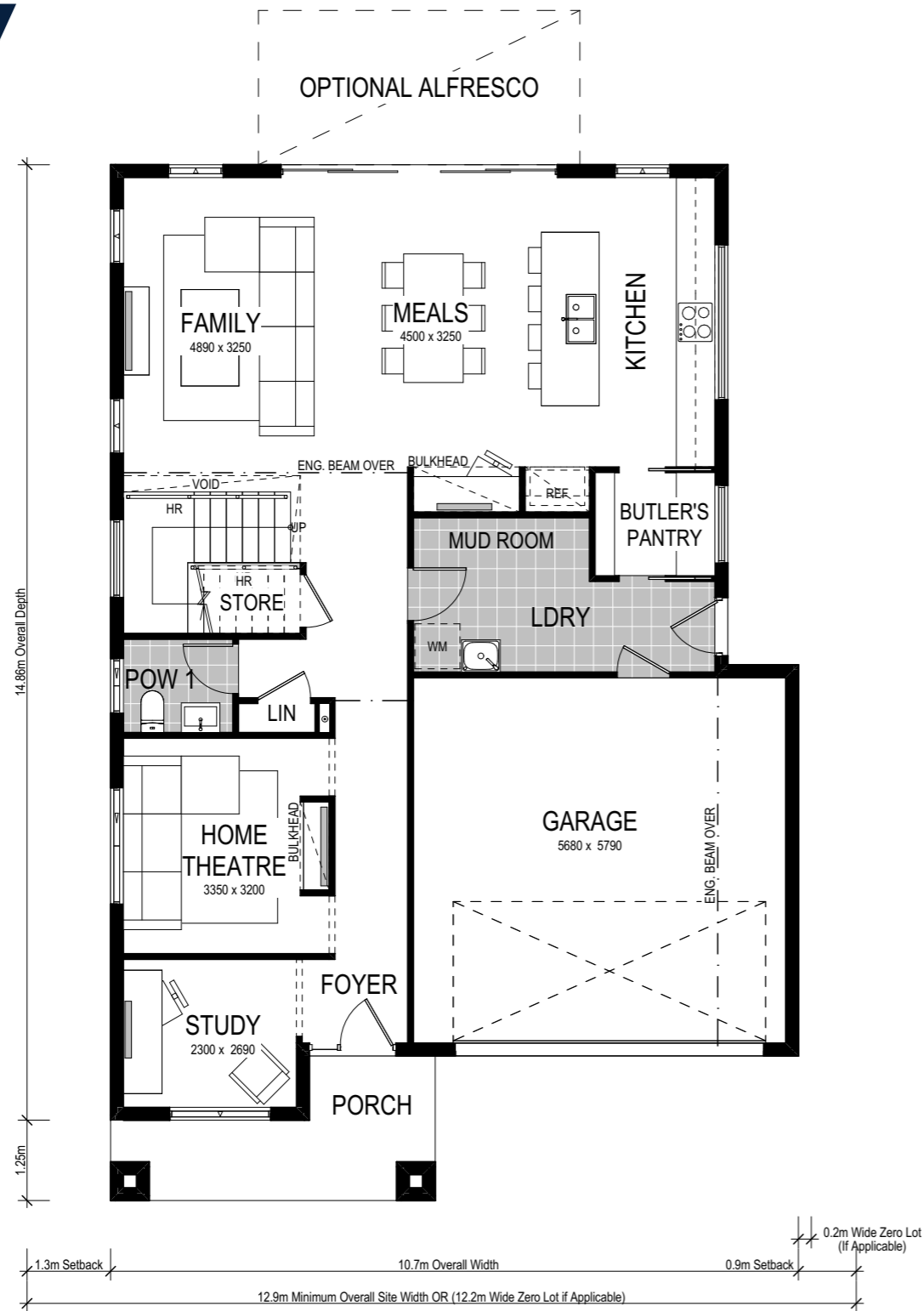
4 Bed 2.5 Bath 2 Park

The Byron suite of double-storey home designs is both sophisticated and practical. Suitably crafted for level sites, the Byron 295 is ideal for sites with a 12.9m frontage (or 12.2m if zero lot applicable) or wider. Each featuring unique street appeal, this home design is available in four facade options – your Montgomery Home will be stylish and striking.

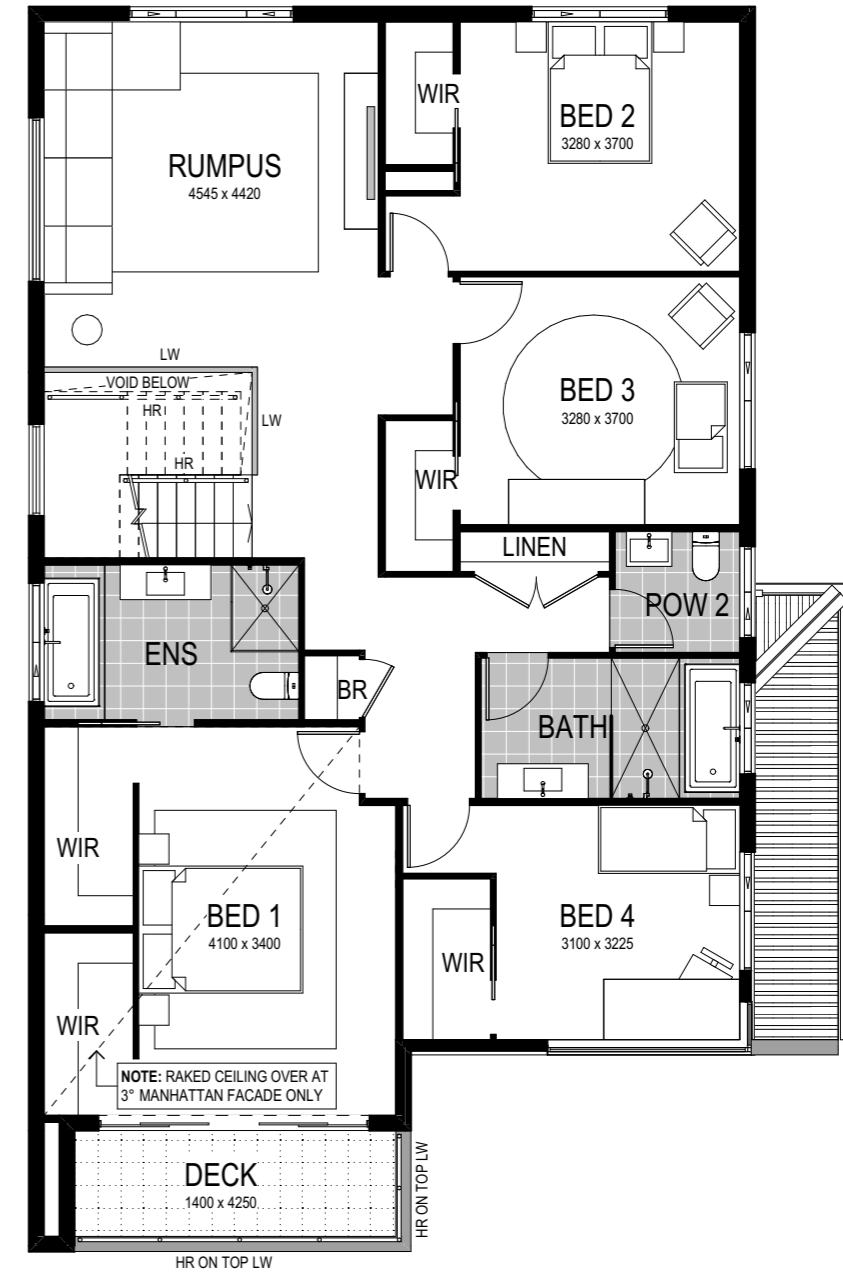


# Option 1: Bedroom 1 to front

## Lower Floor



## Upper Floor



# Byron 1 295

-  4 Bed
-  2.5 Bath
-  2 Park

The lower level of the four-bedroom Byron 295 ignites family living. Providing ingress from the double garage and workshop, a combined mud room and laundry is the ultimate entry point to stop muddy footprints in their tracks. A relaxation oasis, the upper floor conveniently hides the master suite to the front of the home, with a dual walk-in robe and spacious ensuite. Bring the outside in with a private external deck. The remaining three bedrooms each include a walk-in robe to ensure everyone has ample storage, with the upper level rumpus room providing yet another space for entertaining and relaxing.

This home comes with many great features:


- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Multiple facade options
- ✓ Butler's pantry
- ✓ Home theatre
- ✓ Rumpus room
- ✓ Under-stair storage
- ✓ Study
- ✓ Mudroom

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

A Byron 250 is on display at:

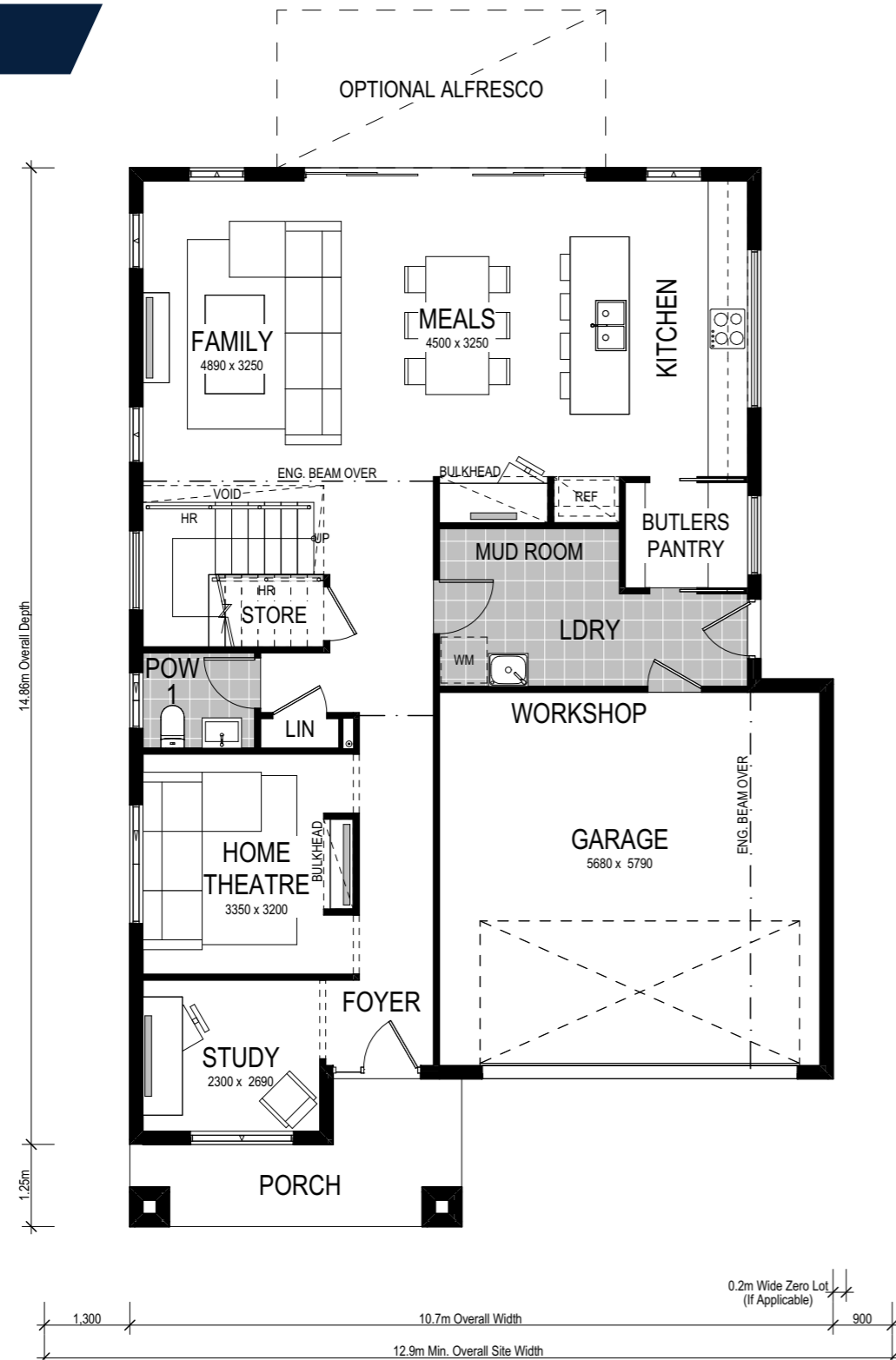
 **Brush Creek**  
89 Transfield Avenue  
Edgeworth

A Byron 2 323 is on display at:

 **HomeWorld Thornton**  
49 Kingham Circuit  
Thornton

Option 2: Bedroom 1 to rear

Lower Floor



Upper Floor



# Byron 2 295



-  4 Bed
-  2.5 Bath
-  2 Park

Alongside the aforementioned features of the luxurious Byron 1 295, this alternate floorplan nestles the master bedroom to the rear of the upper level – whilst maintaining the spacious dual walk-in robe and ensuite. An integrated mud room and laundry offer complete functionality to the lower level, alongside a highly sought-after Butler’s Pantry, spacious kitchen, meals and family zone and home theatre. This alternate floorplan of the Byron 295 truly encapsulates modern living in a Montgomery Home.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Multiple facade options
- ✓ Butler’s pantry
- ✓ Home theatre
- ✓ Rumpus room
- ✓ Under-stair storage
- ✓ Study
- ✓ Mudroom

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

- A Byron 250 is on display at:
  -  **Brush Creek**  
89 Transfield Avenue  
Edgeworth
- A Byron 2 323 is on display at:
  -  **HomeWorld Thornton**  
49 Kingham Circuit  
Thornton

# Facade options and features



**Hamptons Facade**

 Roof Type  
Tiles

 Total m<sup>2</sup>/Sq  
294.63/31.7



**Manhattan Facade**

 Roof Type  
Colorbond

 Total m<sup>2</sup>/Sq  
294.37/31.7



**Executive Facade**

 Roof Type  
Tiles

 Total m<sup>2</sup>/Sq  
295.68/31.8



**Metro Facade**

 Roof Type  
Tiles

 Total m<sup>2</sup>/Sq  
285.22/30.7

Note: Artists 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.

**Important - please read - 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.

