



**MONTGOMERY**  
HOMES

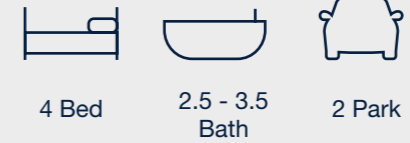


*Byron 323*

**LEVEL**  
SITES



# Byron 323

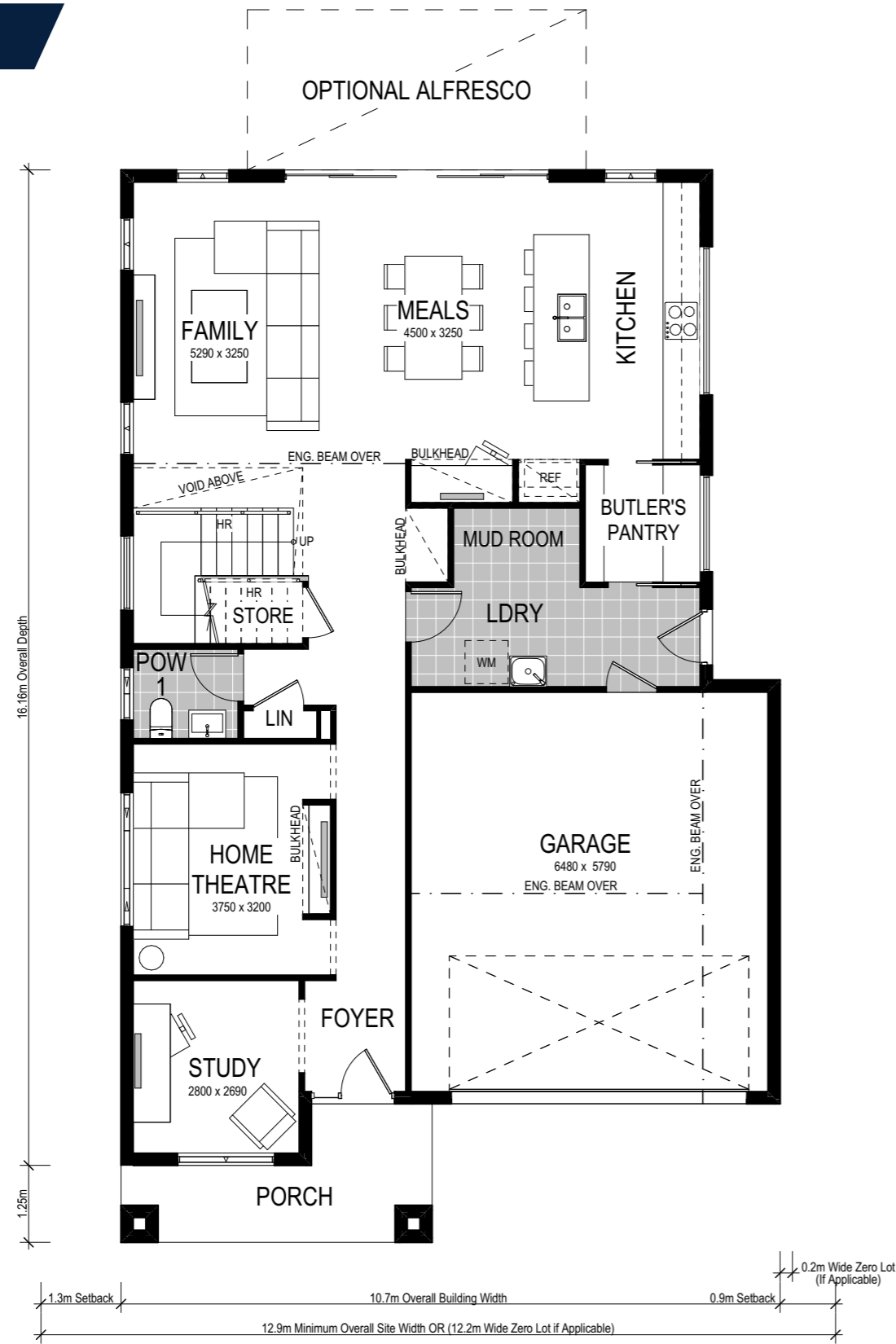


The Byron suite of double-storey home designs is both sophisticated and practical. A premium design, the Byron 323 has been curated for level sites with a 12.9m frontage (or 12.2m if zero lot applicable) or wider. Choose from four facade options — each of which has been designed to seal ultimate street appeal for your new home.

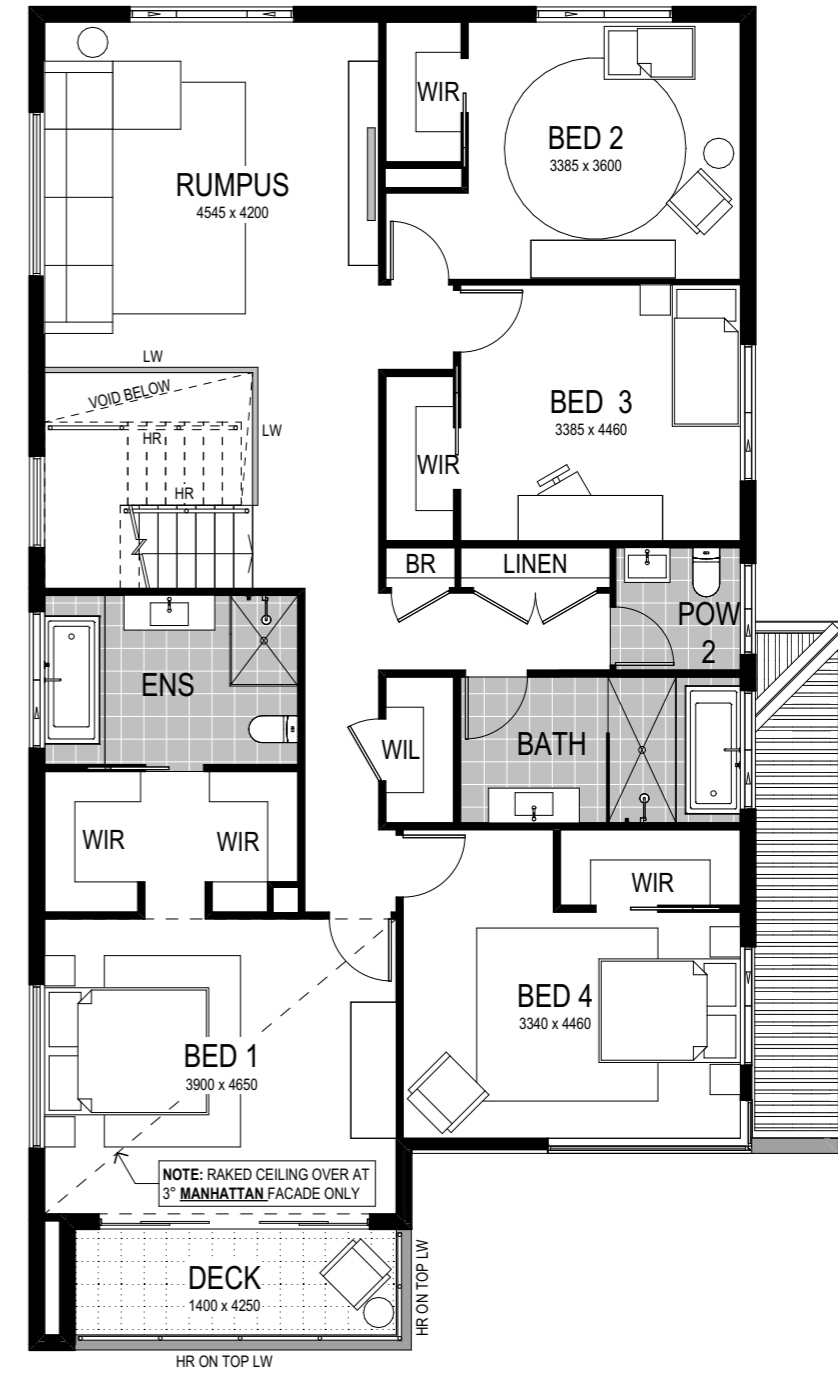


# Option 1: Bedroom 1 to front

## Lower Floor



## Upper Floor



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

# Byron 1 323

- 4 Bed
- 2.5 Bath
- 2 Park

The Byron 1 323 comfortably houses four spacious bedrooms — perfect for the growing family. Journey past the lower level study and home theatre to be amazed by a luxurious entertainment zone — including an open-plan kitchen, meals and family room, all seamlessly adjoining an optional alfresco area. An IT nook provides the perfect homework location, with a discreetly placed Butler's Pantry adjoining a contemporary integrated mud room and laundry. Ensuring you never run out of storage, the Byron 323 features a traditional linen cupboard, plus a bonus walk-in linen cupboard!

This home comes with many great features:

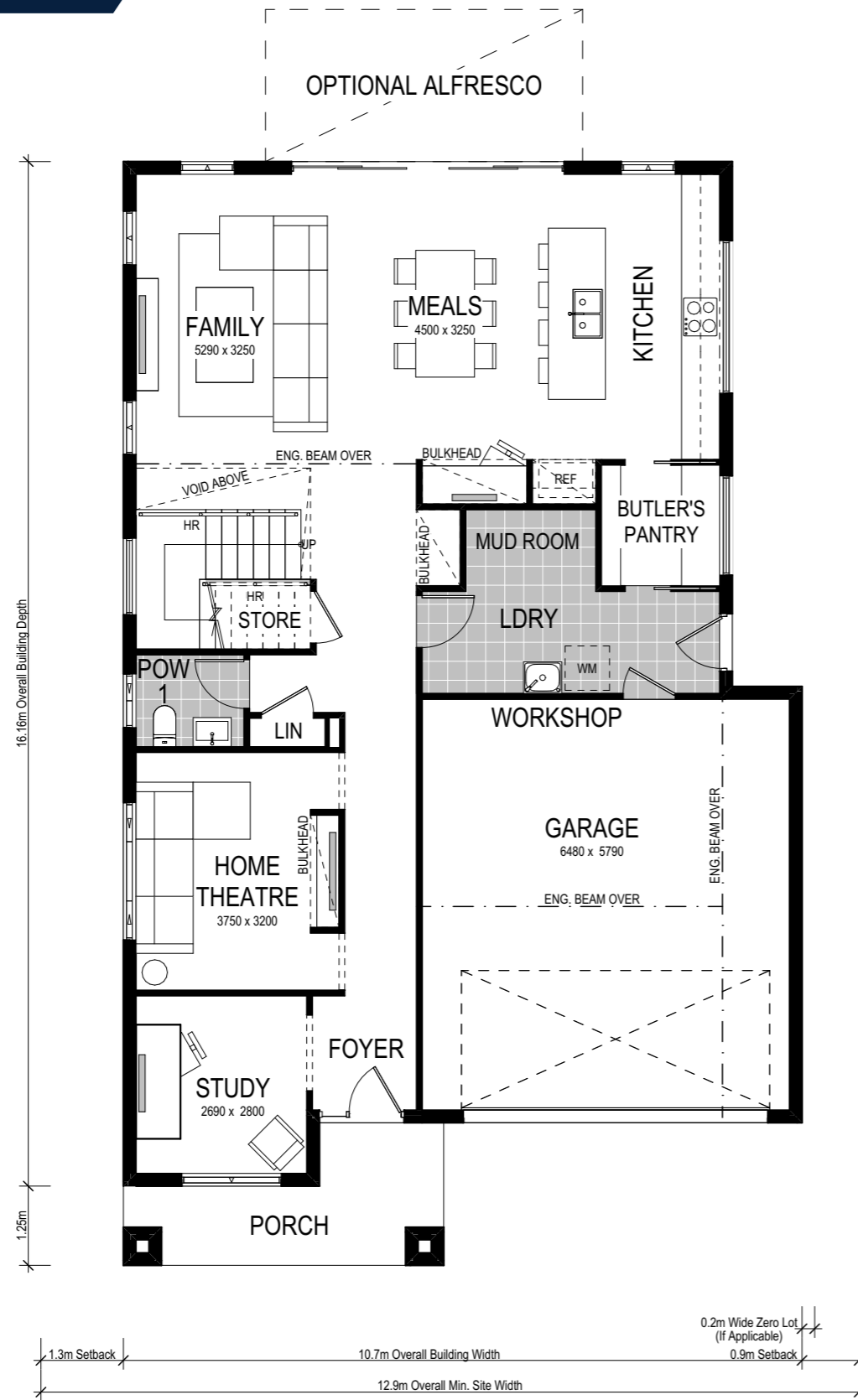
- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Multiple facade options
- ✓ Easy to unfold onto alfresco area
- ✓ Butler's pantry
- ✓ Mud room
- ✓ Home theatre
- ✓ Rumpus room
- ✓ Study nook
- ✓ Walk-in linen

A Byron 2 323 is on display at:

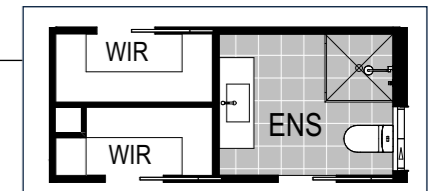
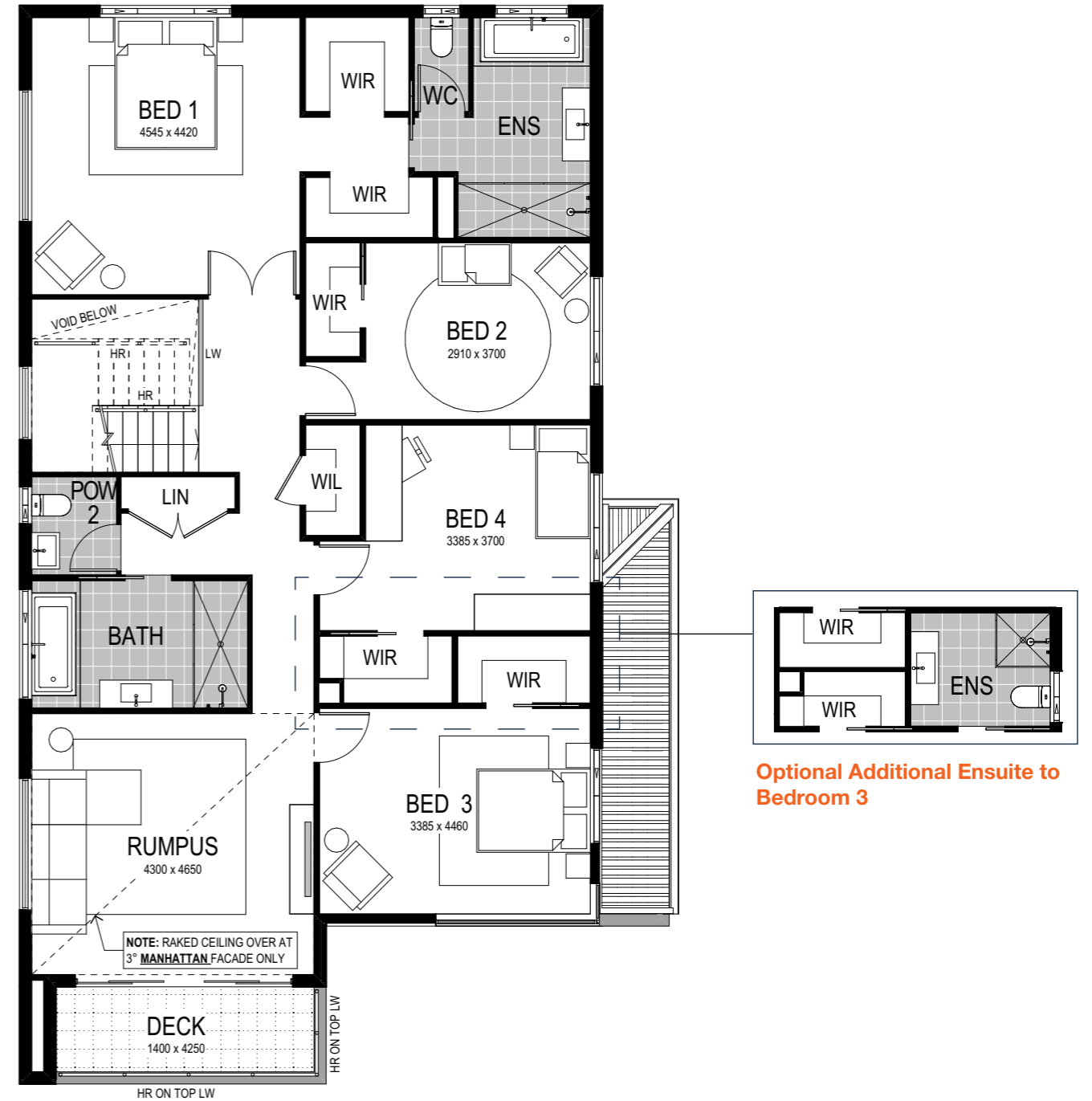
**HomeWorld Thornton**  
49 Kingham Circuit  
Thornton

Option 2: Bedroom 1 to rear

Lower Floor



Upper Floor



Optional Additional Ensuite to Bedroom 3

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

# Byron 2 323

- 4 Bed
- 2.5 - 3.5 Bath
- 2 Park

Alongside the aforementioned features of the Byron 1 323, this alternate floorplan delivers the master bedroom to the rear of the upper level — creating maximum privacy whilst preserving the dual walk-in robe and ensuite features of this space. Complementing the main bathroom and remaining three bedrooms, this alternate floorplan sees an outdoor deck seamlessly adjoin the rumpus room — perfect for relaxing, and for entertaining guests. Ensuring you never run out of storage, the Byron 323 features a traditional linen cupboard, plus a bonus walk-in linen cupboard!

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Multiple facade options
- ✓ Easy to unfold onto alfresco area
- ✓ Butler's pantry
- ✓ Mud room
- ✓ Home theatre
- ✓ Rumpus room
- ✓ Study nook
- ✓ Walk-in linen

This home is on display at:


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Thornton

# Facade options and features



**Hamptons Facade**

 Roof Type  
Tiles

 Total m<sup>2</sup>/Sq  
318.73/34.3



**Manhattan Facade**

 Roof Type  
Colorbond

 Total m<sup>2</sup>/Sq  
323.11/34.8



**Executive Facade**

 Roof Type  
Tiles

 Total m<sup>2</sup>/Sq  
321.76/34.6



**Metro Facade**

 Roof Type  
Tiles

 Total m<sup>2</sup>/Sq  
311.64/33.5

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.

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