



**MONTGOMERY**  
HOMES



*Trinity 286*





# Trinity 286



  
 4 Bed    2.5 Bath    2 Park

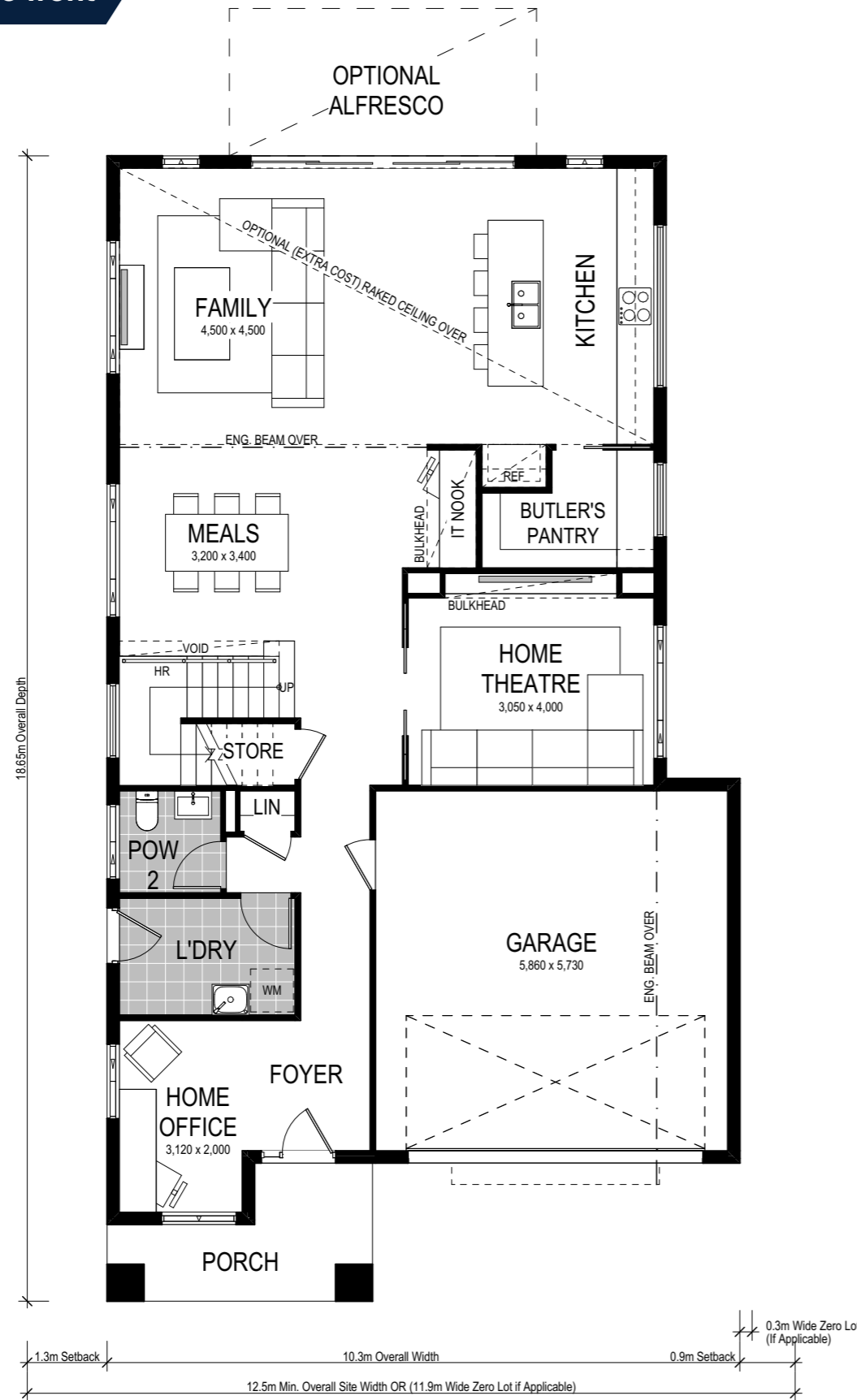
Montgomery Homes newest double-storey home design suite – the Trinity, has been expertly curated to magnify the lifestyle of a modern family, with spacious bedrooms and thoughtfully placed entertaining zones. Ideal for level sites, the Trinity 286 is suitable for sites with a 12.5m frontage (or 11.9m if zero lot applicable) or wider. With five beautiful facades to select from, the Trinity 286 will leave a lasting impression on your guests from the moment they arrive.



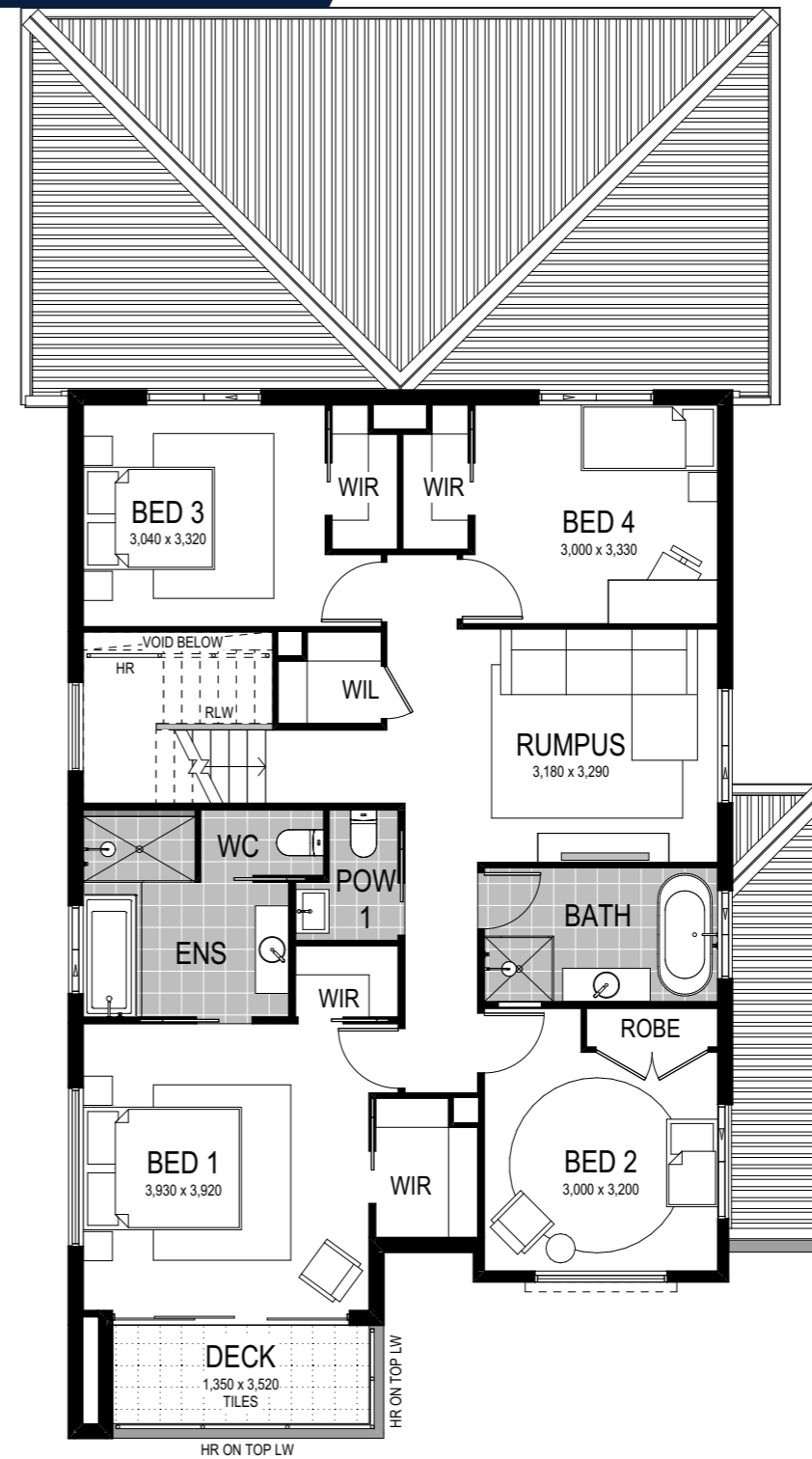


Option 1: Bedroom 1 to front

Lower Floor



Upper Floor



Trinity 1 286

- 4 Bed
- 2.5 Bath
- 2 Park

The four-bedroom Trinity 1 286 floorplan embraces the modern lifestyle, with the primary entertaining zone spread throughout the lower floor. Enter the foyer and find an impressive private home office space. Catering to the entertaining extraordinaire — an oversized open-plan kitchen, meals and family zone adjoin an optional alfresco which fosters the coveted indoor-outdoor lifestyle. The Butler's Pantry has been tucked away and a study nook strategically placed for homework being completed before dinner. The master suite with ensuite, walk-in-robe and private deck (selected facades only), plus three main bedrooms and the main bathroom complete the upper level.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Easy to expand to alfresco area
- ✓ Multiple facade options
- ✓ Home theatre
- ✓ Butler's pantry
- ✓ Under stair storage
- ✓ Home office
- ✓ Walk-in linen
- ✓ Rumpus
- ✓ IT Nook

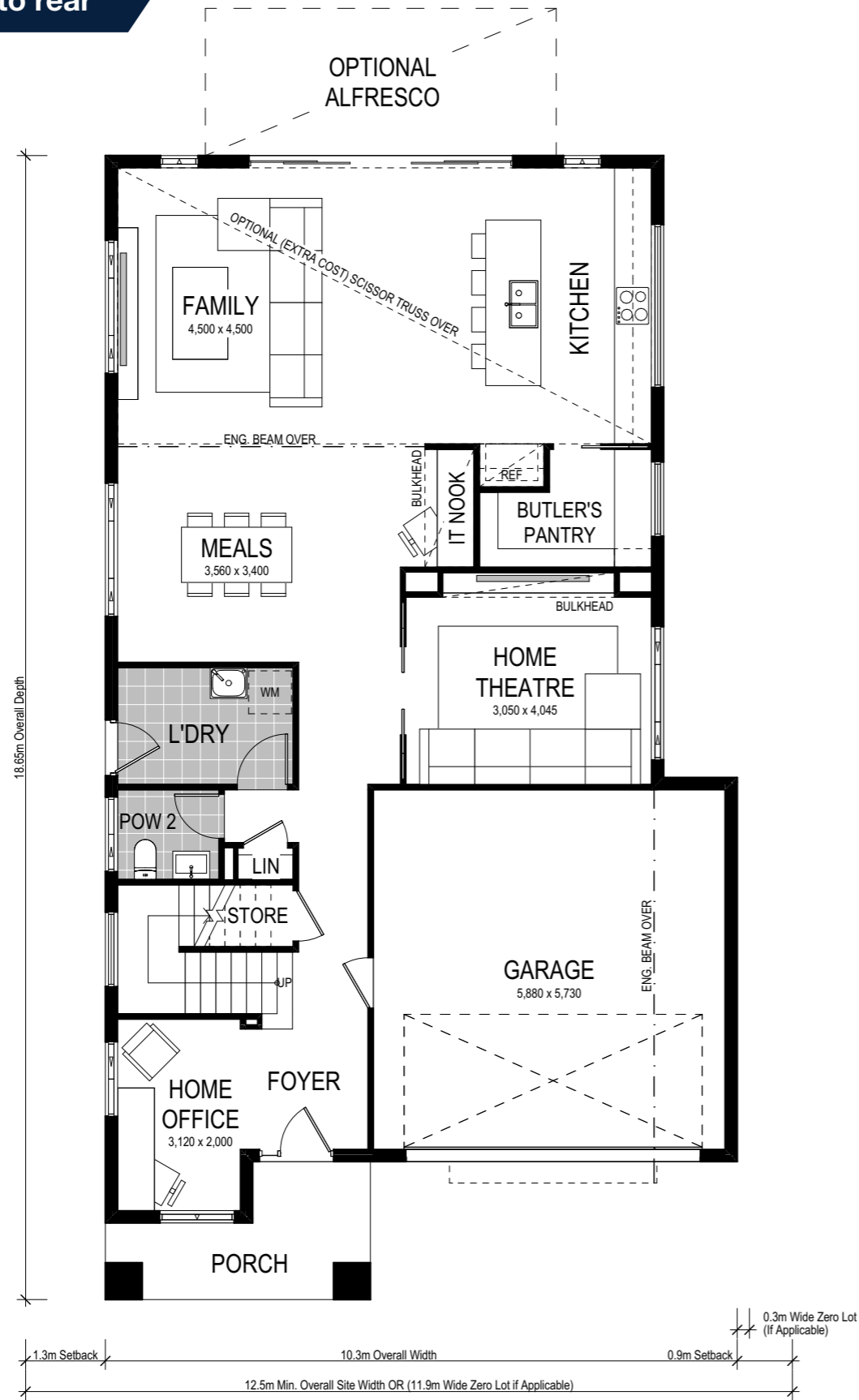
Scale: 1:100. Floor plan depicts Manhattan facade.

A Trinity 1 286 is on display at:

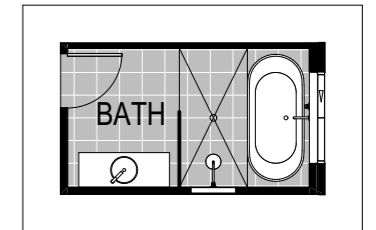
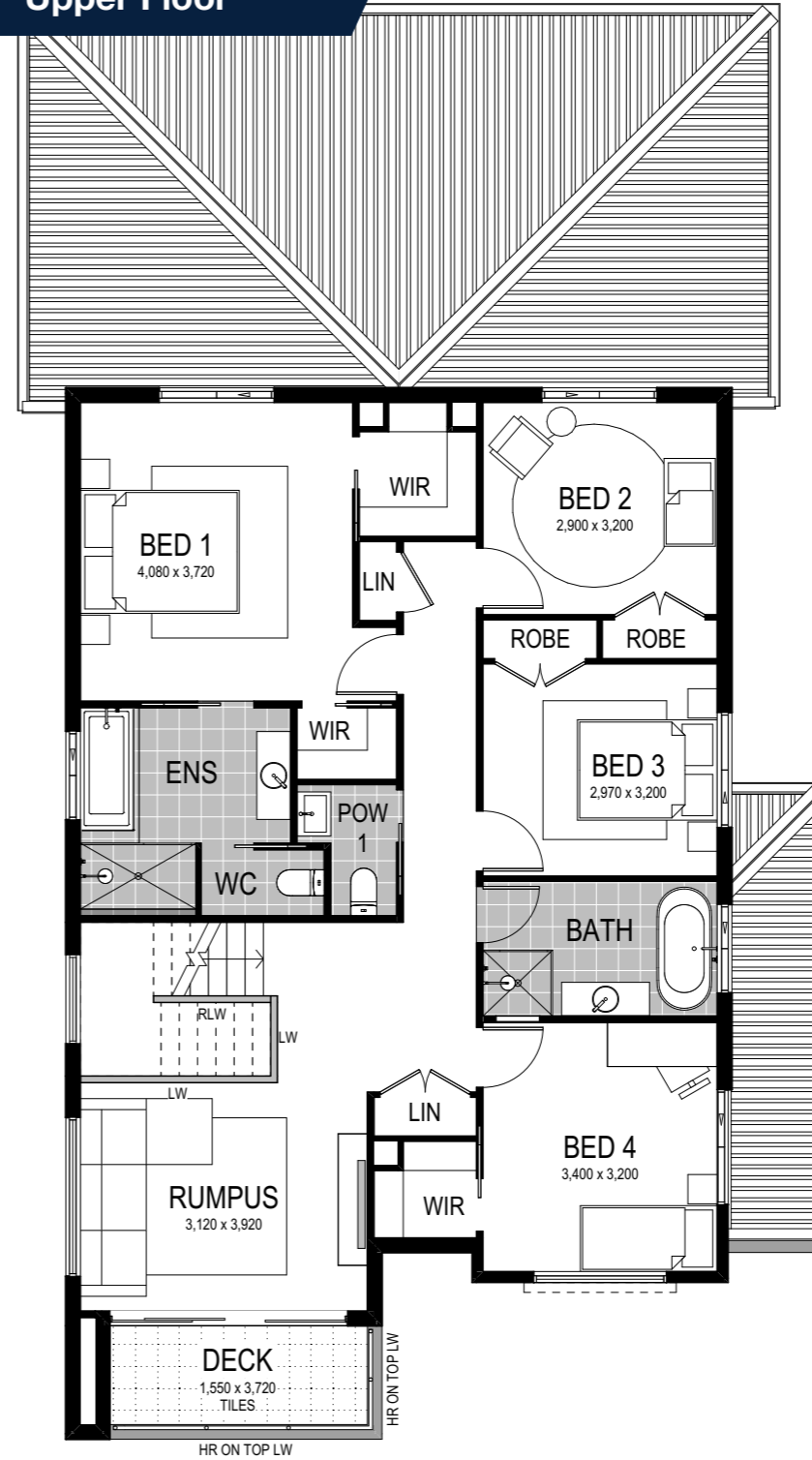
**HomeWorld Leppington**  
45 Cato Circuit  
Leppington

Option 2: Bedroom 1 to rear

Lower Floor



Upper Floor



OPTION B BATHROOM

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

# Trinity 2 286



4 Bed 2.5 Bath 2 Park

Alongside the aforementioned luxurious features of the Trinity 1 286, this alternate floorplan delivers a master bedroom to the rear of the upper floor – providing maximum privacy. This allows the rumpus room to transition to the front of the upper level, adding the stylish deck to unfold onto when entertaining. The remaining three main bedrooms and main bathroom complete the upper level. The lower level of the Trinity 2 286 continues to deliver for the modern entertainer, with an open-plan kitchen, meals and family zone adjoining an optional alfresco. A Butler's Pantry, study nook, laundry and private home office complete the lower level.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Easy to expand to alfresco area
- ✓ Multiple facade options
- ✓ Home theatre
- ✓ Butler's pantry
- ✓ Under stair storage
- ✓ Home office
- ✓ Walk-in linen
- ✓ Rumpus
- ✓ IT Nook

A Trinity 1 286 is on display at:

HomeWorld Leppington  
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Leppington

# Facade options and features



**Hamptons Facade**


 **Roof Type**  
Tiles

 **Total m<sup>2</sup>/Sq**  
285.59/30.7



**Executive Facade**

 **Roof Type**  
Tiles

 **Total m<sup>2</sup>/Sq**  
283.00/30.5



**Grande Facade**

 **Roof Type**  
Colorbond

 **Total m<sup>2</sup>/Sq**  
286.57/30.9



**Manhattan Facade**

 **Roof Type**  
Colorbond

 **Total m<sup>2</sup>/Sq**  
285.92/30.8



**Metro Facade**

 **Roof Type**  
Tiles

 **Total m<sup>2</sup>/Sq**  
275.28/29.6

Note: Artist's 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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