

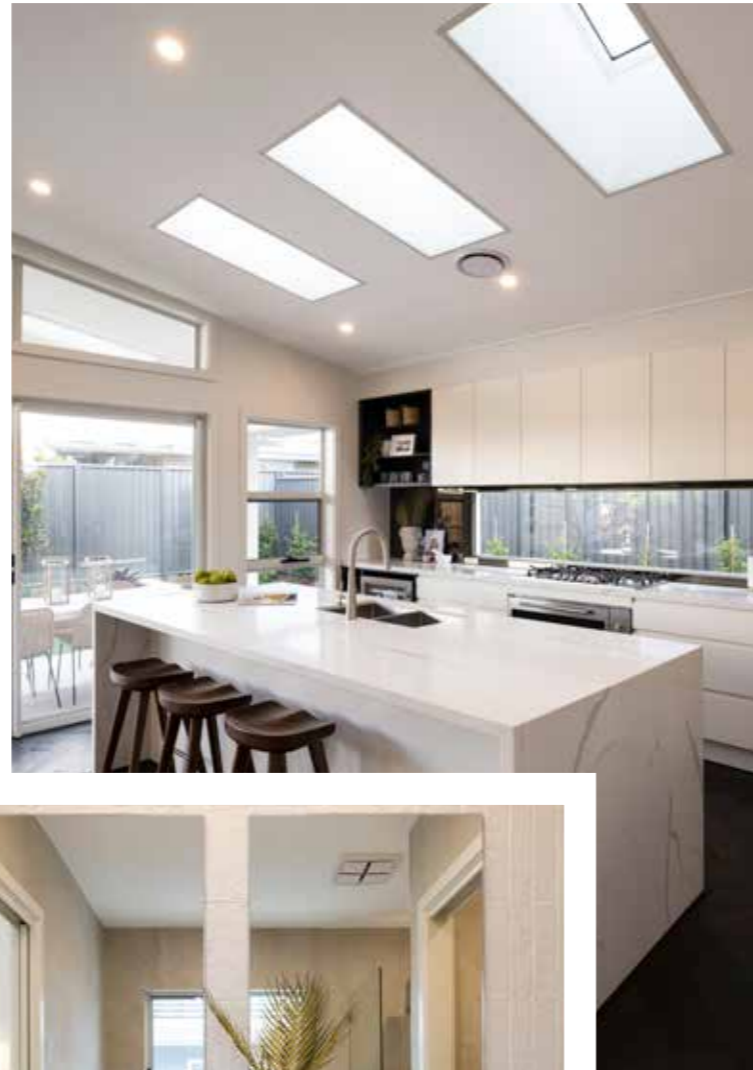


**MONTGOMERY**  
HOMES





*Trinity 248*

 **LEVEL**  
SITES



# Trinity 248

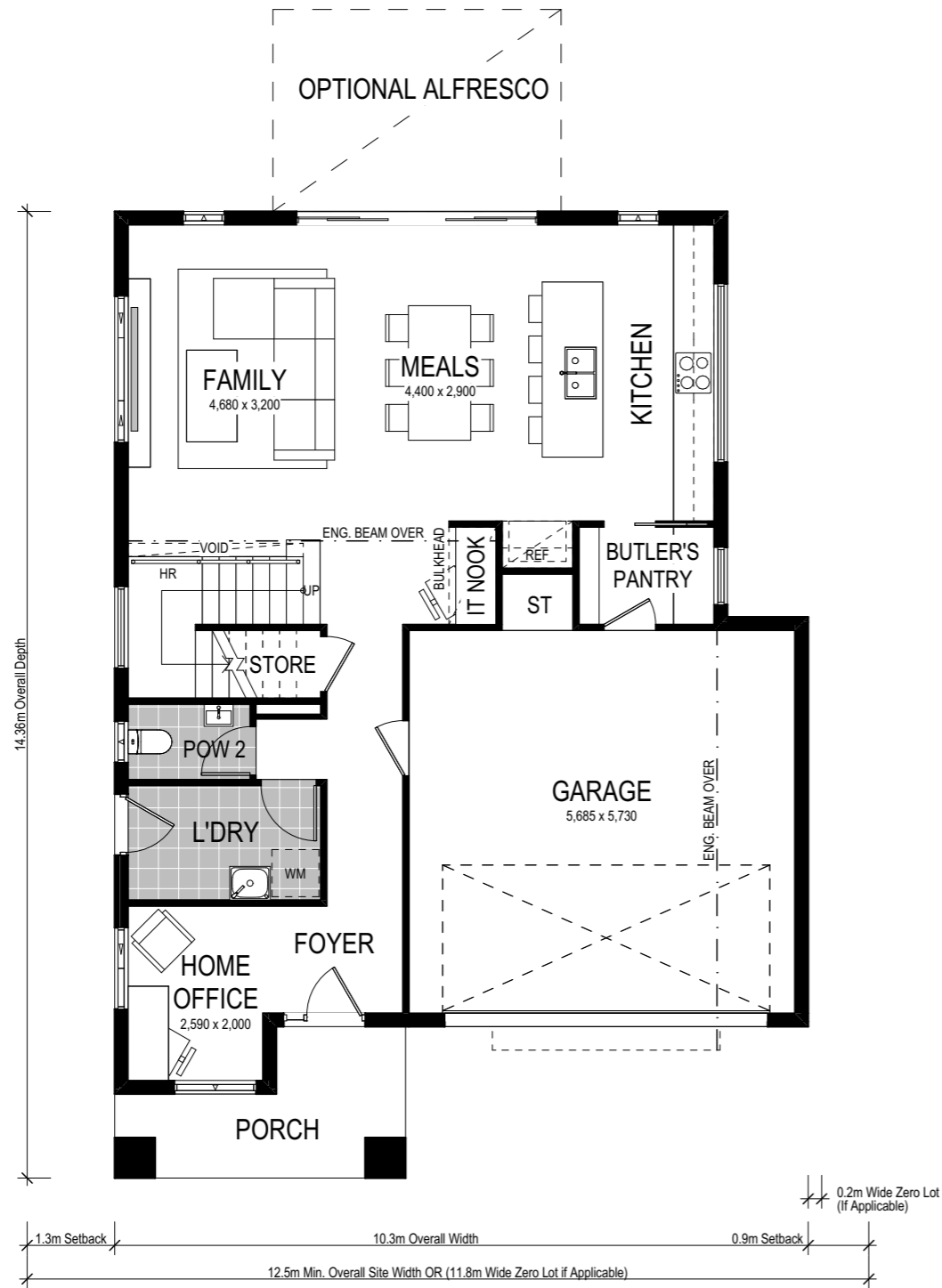


  
 4 Bed      2.5 Bath      2 Park

Montgomery Homes newest home design suite – the Trinity, delivers on your modern lifestyle with the added ease of a double-storey layout. Spacious bedrooms are complemented by carefully considered entertaining zones, along with the choice of five gorgeous facades all contributing to the overall aesthetic of the Trinity. Ideal for level sites, the Trinity 248 is suitable for sites with a 12.5m frontage (or 11.9m if zero lot applicable) or wider.

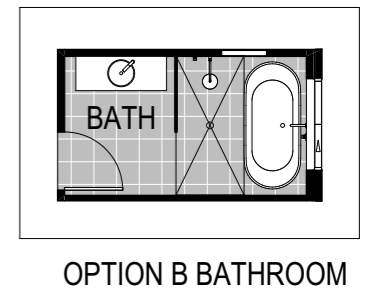
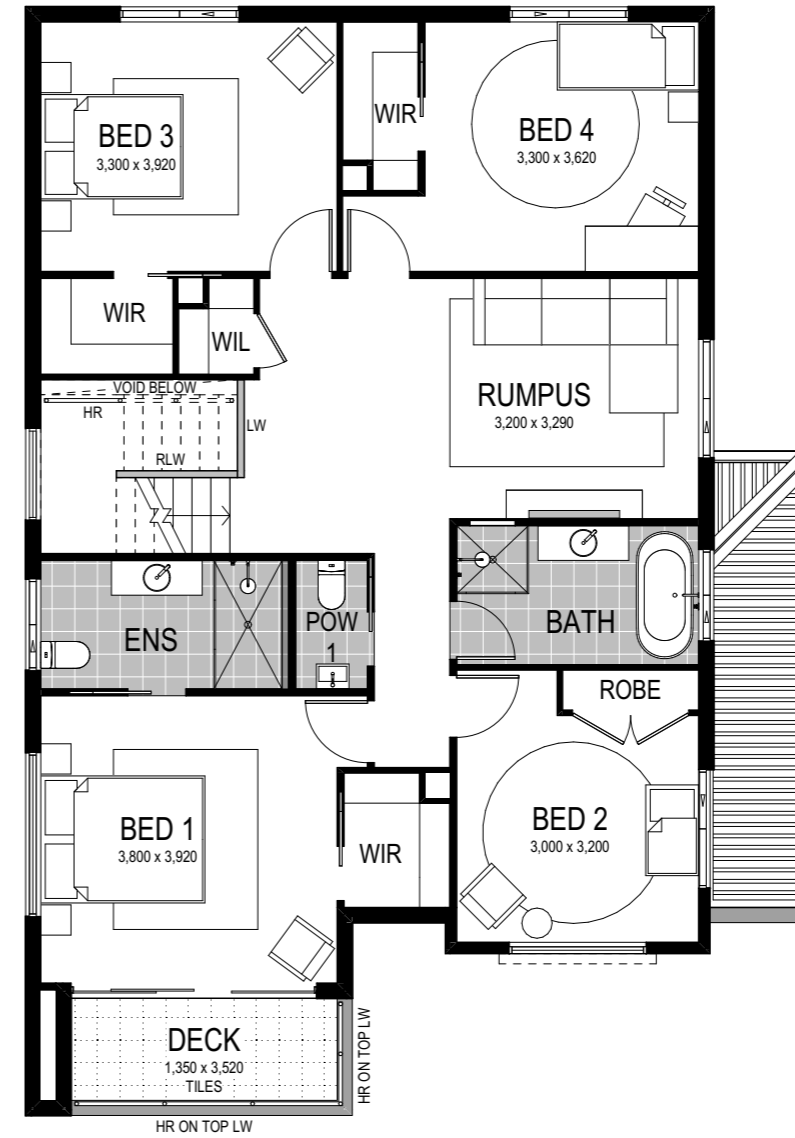


# Option 1: Bedroom 1 to front

## Lower Floor



## Upper Floor



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

# Trinity 1 248

- 4 Bed
- 2.5 Bath
- 2 Park

The four-bedroom Trinity 1 248 has been curated to provide homeowners a flexible, functional and modern lifestyle. A porch introduces you to the foyer, where you will find your home office space — secluded at the front of the design and ideal for working-from-home. Journey past the laundry and powder room to explore your roomy kitchen, meals and family zone — all open-plan and opportunely adjacent to an optional alfresco. Experience ultimate luxury in the master suite with an ensuite, walk-in-robe and private covered outdoor deck (selected facades only). Completing the upper floor of the Trinity 1 248 are three additional bedrooms and the main bathroom.

This home comes with many great features:

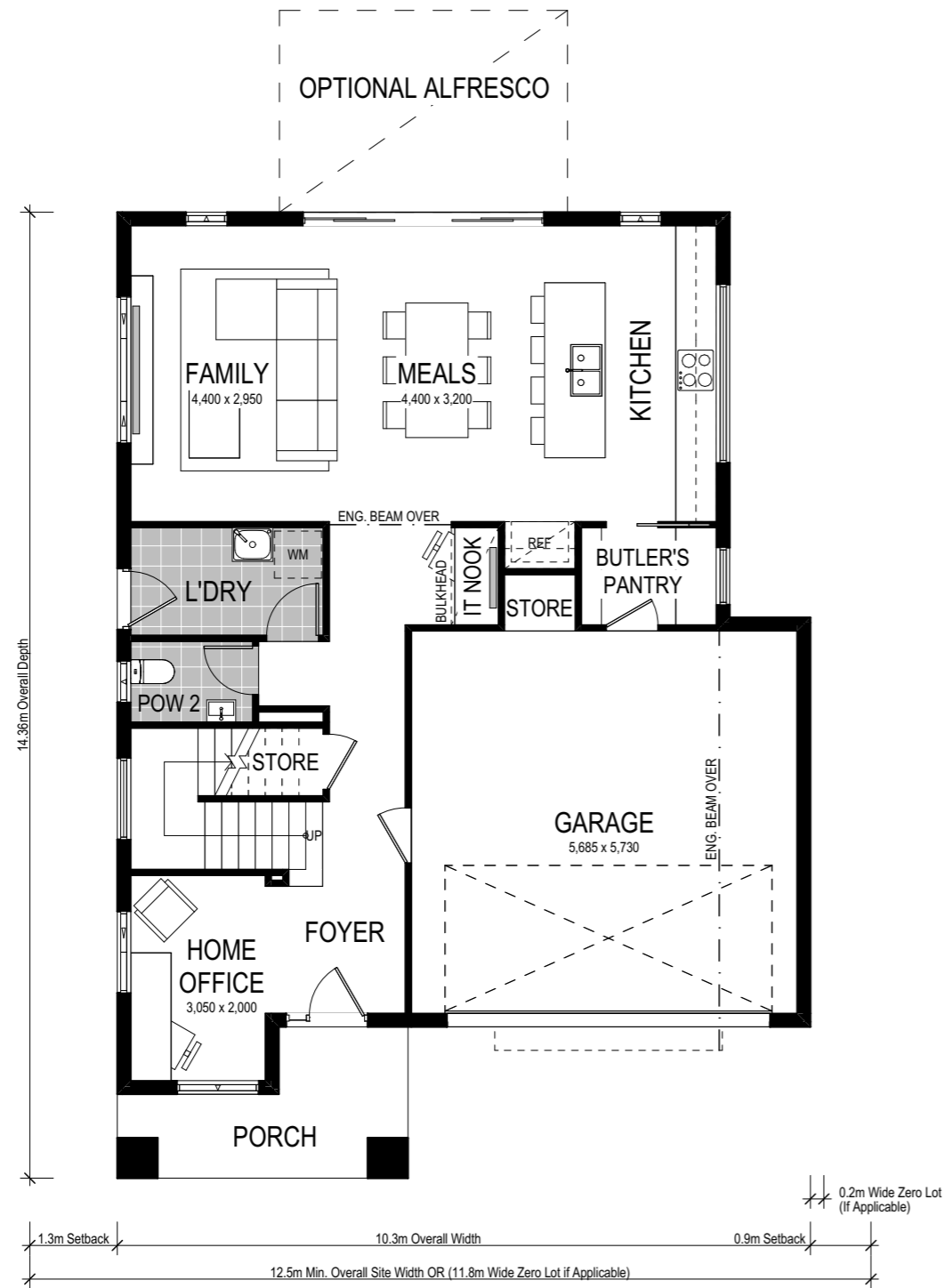
- ✓ Variety of open plan living areas
- ✓ Easy to expand to alfresco area
- ✓ Multiple facade options
- ✓ Butler's pantry
- ✓ Under stair storage
- ✓ Home office
- ✓ Walk-in linen
- ✓ Rumpus
- ✓ IT Nook

A Trinity 1 286 is on display at:

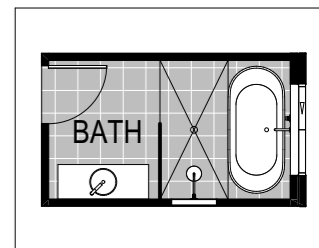
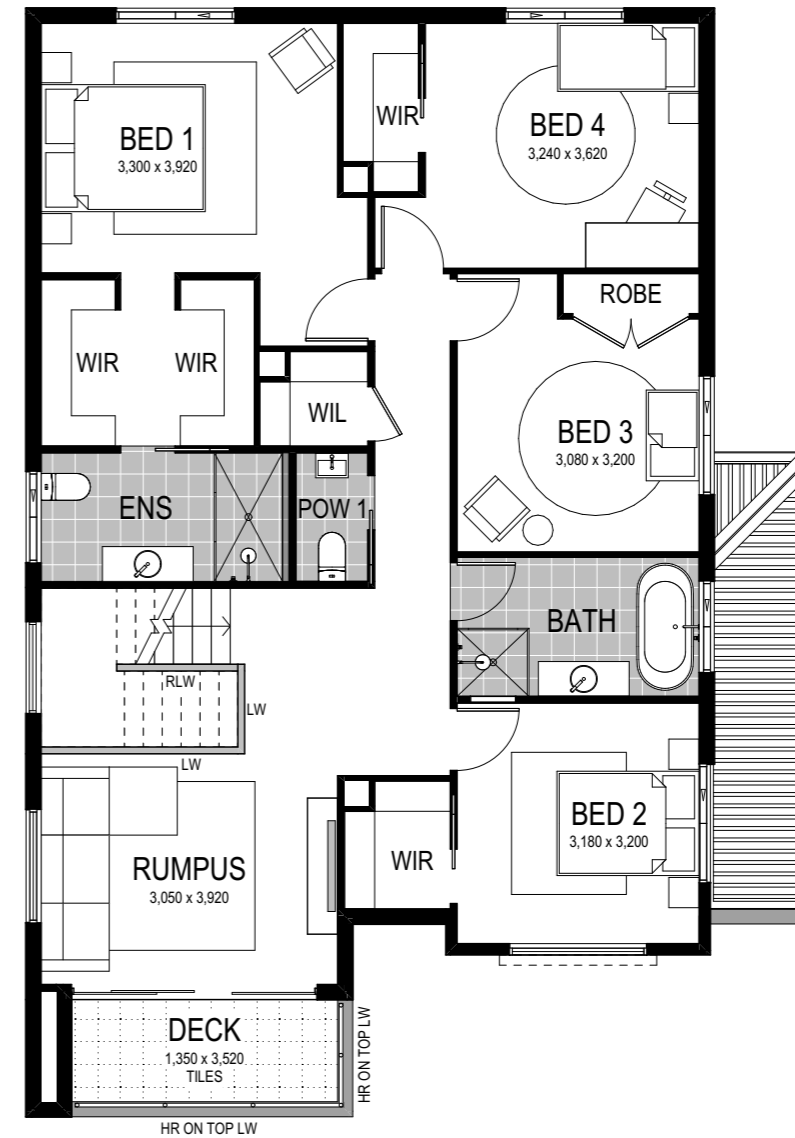
**HomeWorld Leppington**  
45 Cato Circuit  
Leppington

Option 2: Bedroom 1 to rear

Lower Floor



Upper Floor



OPTION B BATHROOM

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

Trinity 2 248


-  4 Bed
-  2.5 Bath
-  2 Park

Enter the Trinity 2 248 and see an almost mirror-like reflection to the lower level of the Trinity 1 248. The aforementioned features of the upper-level also remain, but have been reconfigured to cater to individual tastes. A smaller rumpus room moves to the front of the upper floor, enjoying an adjoining private covered deck (selected facades only) — perfect for summer movie nights. This accommodates additional space for the master suite to the rear of the upper floor — which now hosts an impressive dual walk-in-robe for added luxury. Perfect for the growing family, the three remaining main bedrooms and bathroom are on the upper floor of the Trinity 2 248.

This home comes with many great features:

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

A Trinity 1 286 is on display at:

 **HomeWorld Leppington**  
45 Cato Circuit  
Leppington

# Facade options and features



**Hamptons Facade**

 **Roof Type**  
Tiles

 **Total m<sup>2</sup>/Sq**  
248.58/26.8



**Executive Facade**

 **Roof Type**  
Tiles

 **Total m<sup>2</sup>/Sq**  
246.03/26.5



**Grande Facade**

 **Roof Type**  
Colorbond

 **Total m<sup>2</sup>/Sq**  
249.61/26.9



**Manhattan Facade**

 **Roof Type**  
Colorbond

 **Total m<sup>2</sup>/Sq**  
249.40/26.8



**Metro Facade**

 **Roof Type**  
Tiles

 **Total m<sup>2</sup>/Sq**  
238.31/25.7

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.



**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.