



**MONTGOMERY**  
HOMES



**DIAMOND**  
COLLECTION

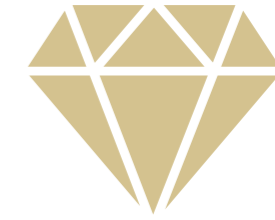
**\$70,000**

WORTH OF BONUS *luxury* INCLUSIONS





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*Luxury* INCLUSIONS



## **DIAMOND** COLLECTION

*Introducing...*

The exclusively curated, interior designer approved Diamond Collection.

From the kitchen, the bathroom, exterior and more, our Diamond Collection ensures your home not only features cutting-edge design elements, but also provides the practicality and style required to create a beautiful oasis to entertain, unwind, and make cherished memories with your family.

Experience perfection in every room — the quality finishes and stunning inclusions in this collection will not only elevate your lifestyle but will help create extraordinary moments of joy and connection.

**Discover \$70,000 worth of bonus luxury items now included!**

Simply pay your commencement fee within three days of your tender presentation to receive \$70,000 worth of added luxury inclusions. Discover the bonus features on the following pages and take advantage of this extraordinary offer today.





DIAMOND COLLECTION



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Display Homes



# Your Diamond Collection Kitchen

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# YOUR DIAMOND COLLECTION KITCHEN

Unleash your inner chef! Indulge in opulence and cook in style with your stunning Diamond Collection kitchen. Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



 = \$70,000 Promo Item  
Please see important notice on page 37.



-  **20mm stone benchtops**  
Enjoy the luxurious look of 20mm stone benchtops in your kitchen and butler's pantry. Choose from a variety of colours (based on standard design).
-  **Soft close doors and drawers**  
Eliminate that slamming sound forever and enjoy soft close doors and drawers in your kitchen.
-  **Fridge water point**  
A fridge water point for you to enjoy instant refreshments from your current fridge ice maker and water dispenser.

- Joinery**  
High quality 2-pack polyurethane doors, drawers and end panels. Available in a range of stylish colours.
- Handle-less doors and drawers**  
High quality 2-pack sharknose fingerpull doors and drawers for a sleek and minimalistic look.
- Overhead cupboards**  
Overhead cupboards to cooktop wall incorporating and concealing the fully ducted 900mm rangehood.
- Bulkhead**  
Bulkhead above overhead cupboards to create a clean and contemporary finish.





-  **ILVE 900mm oven**  
Upgraded from 600mm to 900mm underbench ILVE oven with nine functions.
-  **ILVE 900mm cooktop**  
Upgraded from 600mm to 900mm ILVE gas cooktop with six burners or 900mm electric Ceran glass cooktop.
-  **ILVE 900mm rangehood**  
Concealed, fully ducted rangehood with three fan speeds.



-  **Undermount double bowl stainless steel sink**  
For a contemporary look, receive a double bowl undermount stainless steel sink featuring polished edge stone to sink perimeter.
-  **Nero Dolce pull-out tap**  
A stylish kitchen mixer with pull-out tap for easier cleaning. Available in Chrome, Matte Black, Gunmetal or a Brushed Nickel finish.



-  **ILVE dishwasher**  
Receive an ILVE dishwasher including installation.
-  **ILVE microwave**  
Enjoy an ILVE stainless steel microwave including installation.



**Expert Kitchen Consultation**  
Design consultation with Kitchen Culture who offer expert advice on styles, finishes and colours.



**Pantry**  
Walk-in pantry with melamine shelving on selected designs.



*Your Diamond Collection  
Ensuite and Bathrooms*

**\$70,000**

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# YOUR DIAMOND COLLECTION ENSUITE

Pamper your senses and elevate your sanctuary with your Diamond Collection ensuite. Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



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-  **20mm stone to vanity top**  
Enjoy the luxurious look of a 20mm stone vanity top in your ensuite. Choose from a variety of colours (based on standard design).
-  **Above counter ceramic basin**  
The contemporary above counter ceramic basin, available in black and white, provides an elegant focal point upon the stone vanity top.
-  **Floor to ceiling tiling**  
Wrap your ensuite in floor to ceiling tiling to achieve a fresh, modern and luxurious look.


-  **Slimline tower mixer**  
A stylish Harmony Brunetti mixer to complement your above counter basin. Available in Chrome or Matte Black.

**Vanities**  
Stunning wall mounted vanities in 2-pack polyurethane white or various woodgrain finishes. All-drawer configuration with soft close and fingerpull mechanism.


**Frameless mirrors**  
Frameless polished edge rectangle mirrors to main bathroom, ensuite and powder rooms.



-  **Frameless shower screen**  
Choose from a frameless or fixed blade shower screen for a spacious and minimalist design.

-  **Square set ceilings**  
Apply a clean, modern 90 degree finish and accommodate full height tiling in your ensuite.




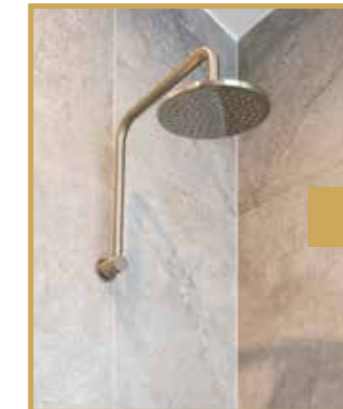
-  **Stylish wall mixer**  
A stylish Harmony Brunetti wall mixer to your shower.



OR




-  **Tiled shower ledge OR Tiled wall recess**  
Add style and practicality to your shower with your choice of a tiled wall ledge or tiled wall recess.




OR



-  **Gooseneck shower head OR hand shower on rail**  
Choose from the Senza round overhead gooseneck shower head OR Senza Pisa hand shower on rail. Available in Chrome or Matte Black.



-  **Tiled-in square floor waste**  
A sleek and subtle way to incorporate your floor waste.



**Toilet suite**  
Harmony Bassini back to wall toilet suites, with rimless design, soft close seat, full vitreous china cistern and concealed water inlet.



# YOUR DIAMOND COLLECTION MAIN BATHROOM

Where relaxation meets radiance and luxury meets sophistication — your Diamond Collection main bathroom. Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



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**20mm stone to vanity top**  
Enjoy the luxurious look of a 20mm stone vanity top in your main bathroom. Choose from a variety of colours (based on standard design).

**Above counter ceramic basin**  
The contemporary above counter ceramic basin, available in black and white, provides an elegant focal point upon the stone vanity top.

**Slimline tower mixer**  
A stylish Harmony Brunetti mixer to complement your above counter basin. Available in Chrome or Matte Black.

**Tiled shower wall recess**  
A tiled shower wall recess is the perfect place to store bathroom essentials.

**Vanities**  
Stunning wall mounted vanities in 2-pack polyurethane white or various woodgrain finishes. All-drawer configuration with soft close and fingerpull mechanism.

**Frameless mirrors**  
Frameless polished edge rectangle mirrors to main bathroom, ensuite and powder rooms.



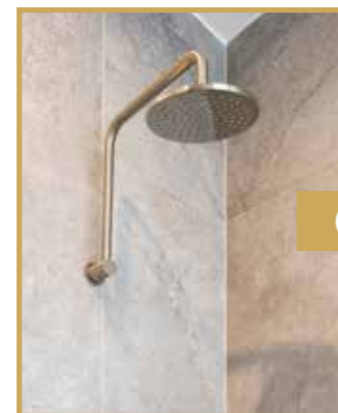
**Freestanding bath**  
Create your own day-spa at home with a deep and luxurious freestanding bath.

**Floor to ceiling tiling**  
Wrap your ensuite in floor to ceiling tiling to achieve a fresh, modern and luxurious look.

**Square set ceilings**  
Apply a clean, modern 90 degree finish and accommodate full height tiling in your main bathroom.



**Stylish wall mixer**  
A stylish Harmony Brunetti wall mixer to your shower and bath.



OR



**Gooseneck shower head OR hand shower on rail**  
Choose from the Senza round overhead gooseneck shower head OR Senza Pisa hand shower on rail. Available in Chrome or Matte Black.



**Shower screen**  
Semi framed clear glass shower screen with chrome frame for pivot doors and chrome frame clear glass shower screen to all space saver/sliding door models.



**Tiled-in square floor waste**  
A sleek and subtle way to incorporate your floor waste.



**Toilet suite**  
Harmony Bassini back to wall toilet suites, with rimless design, soft close seat, full vitreous china cistern and concealed water inlet.



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Please see important notice on page 37.

# YOUR DIAMOND COLLECTION POWDER ROOM

Add a touch of elegance and petite perfection to the humble powder room with the Montgomery Homes Diamond Collection. Our standard Diamond inclusions are often considered upgrade items by others— to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



**● = \$70,000 Promo Item**  
 Please see important notice on page 33.

**● Square set ceilings to powder room**  
 Apply a clean, modern 90 degree finish in your powder room.

**● Slimline basin mixer**  
 A stylish Harmony Brunetti mixer to complement your above counter basin. Available in Chrome or Matte Black.

**Frameless mirrors**  
 Frameless polished edge rectangle mirrors to main bathroom, ensuite and powder rooms.

**Vanities**  
 Stunning wall mounted vanities in 2-pack polyurethane white or various woodgrain finishes. All-drawer configuration with soft close and fingerpull mechanism.



**● Tiled-in square floor waste**  
 A sleek and subtle way to incorporate your floor waste.



**Toilet suite**  
 Harmony Bassini back to wall toilet suites, with rimless design, soft close seat, full vitreous china cistern and concealed water inlet.



# Your Diamond Collection Living Areas

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# YOUR DIAMOND COLLECTION LIVING AREAS

Brighten up the everyday with welcoming and functional Diamond Collection living areas. Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



- 2580mm increased ceiling height**  
 Increased ceiling height to the level of the main living area (where the kitchen is located) to create ultimate aesthetic appeal and artistic expression.
- Square set ceilings to living area**  
 Apply a clean 90 degree finish to provide a minimalist and modern aesthetic to your family, meals, and kitchen areas.
- 20 downlights throughout your home**  
 Enjoy the modern look and energy efficient benefits of 20 downlights — in addition to your standard electrical allowance (total of 46 light points).

- Non-yellowing water based paint**  
 Enhance the resilience and appearance of internal doors, jambs, architraves, skirting boards, and reveals with Taubman's water-based enamel paint, including an extra coat for better coverage.
- Three coats of premium Taubmans Endure internal wall paint**  
 Taubmans Endure interior paint is easy to clean and provides excellent mould and mildew protection for a cleaner and healthier home environment.



- Smart Air Conditioning — Airtouch 2+**  
 Control your Air Conditioning with the Airtouch 2+ touch screen display. Conveniently control your comfort from your smartphone app — you can now cool your house before you get home in summer, or warm it from the comfort of your bed in winter.



- Daikin Inverter Ducted Air Conditioning — Multiple Zones**  
 Enjoy a haven of relaxation with capacity to maintain an air-conditioned temperature throughout the entire home, or opt for individual zones\* for better efficiency. *\*Selected number of supply air grilles and zone allocation based on selected design.*



- White shelves to linen and broom cupboard**  
 Durable white melamine boards creates a smooth surface on which to organise your linen.



- 92mm skirting boards**  
 92mm skirting boards throughout your home in lieu of the standard 68mm perfectly completes your floor-to-wall union.



- Expert electrical planning**  
 Consultation, planning, and selections of your entire electrical and lighting system with an expert electrical company, Your Home Consulting.



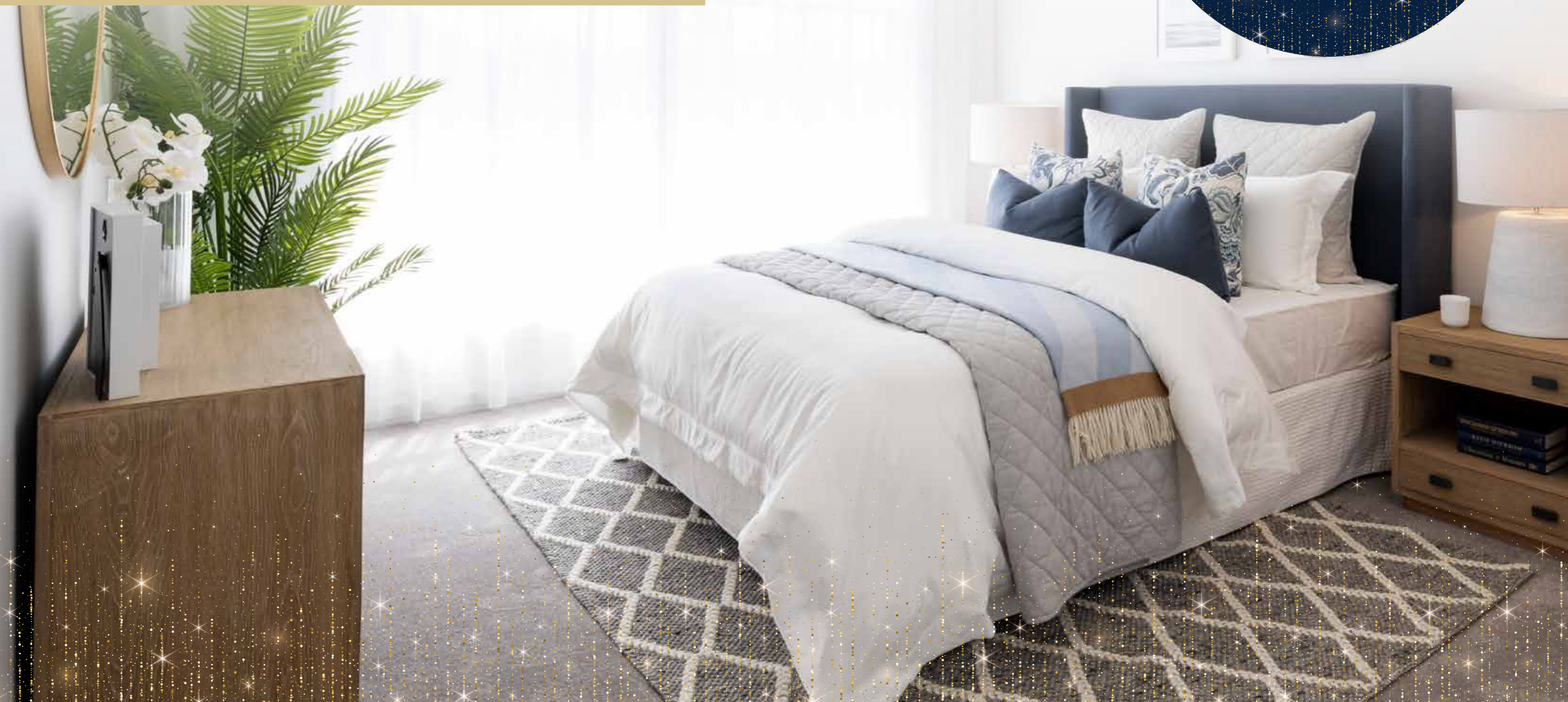
- Stylish internal doors and door handles**  
 Enjoy a wide range of high quality, stylish Hume doors and Gainsborough door handles.



# Your Diamond Collection Bedrooms

\$70,000

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# YOUR DIAMOND COLLECTION BEDROOMS

Slumber in style with your Diamond Collection bedrooms, with practical and luxurious storage options for the whole family! Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



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## Polytec wardrobe fitout to master suite

Decorative and durable Polytec shelving creates a stylish place to organise your walk-in robe. Receive 2 x pods consisting of three drawers and two adjustable shelves. Available in a choice of selected colours including timber-look finish.



## White shelves to remaining bedrooms

Durable white melamine shelving to robes within bedroom 2, 3 and 4.



## Wardrobe doors and handles

Enjoy a wide range of high quality, stylish Hume doors and a wide range of stylish lever handles throughout the interior of your home.



Please see important notice on page 37.



# Your Diamond Collection Laundry

**\$70,000**

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# YOUR DIAMOND COLLECTION LAUNDRY


Glistening whites and opulent brights — the art of your luxurious Diamond Collection laundry. Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.




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-  **20mm stone benchtop**  
Enjoy the luxurious look of 20mm stone benchtops in your laundry. Choose from a variety of colours (based on standard design).
-  **Laundry fitout including Polytec cabinetry**  
For the ultimate storage and laundry hub, you'll receive a highly functional laundry space with a 1200mm long bench, inset tub and soft close Polytec cabinetry. Includes fingerpull doors for a sleek and minimalistic look.



 **Tiled-in square floor waste**  
A sleek and subtle way to incorporate your floor waste.



 **Modern sink mixer**  
A stylish Harmony Senza straight arm mixer to complement your laundry tub. Available in Chrome or Matte Black.



Please see important notice on page 37.



*Your Diamond Collection  
Exterior*

**\$70,000**

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# YOUR DIAMOND COLLECTION EXTERIOR

The first glance will create a lasting impression with your Diamond Collection exterior. Our standard Diamond inclusions are often considered upgrade items by others — to enhance further, we've included an EXTRA \$70,000 worth of Diamond Collection items.



**Colorbond automatic garage doors**  
Colorbond panelift garage door/s to front facade. Motor and remote controls to front facade garage door/s only.

**Facade finishes**  
Wide range of bricks from PGH and Austral. Choose from other architectural elements, including moroka and light weight exterior wall panels (selected facades).

**Roof design**  
Receive a selection of concrete roof tiles to choose from, including various flat profile options or Colorbond (Colorbond only applies to selected designs or where upgraded in your Tender).



**Statement front door**  
Make a statement and transform the exterior of your home with an extra wide (920mm - 1200mm), powder-coated aluminium front door. Available in Wideline colours within the 'Essentials Range'.

**Grand front door handle**  
Make a statement with the Trilock Omni door handle featuring a 600mm pull handle and 3 in 1 operation - deadbolt, lockset and passage functions. Available in Stainless Steel or Matte Black.



**Termite resistant framing and trusses**  
Termite resistant T2 Blue seasonal pine timber wall frames and roof trusses with a 25 year manufacturer's guarantee against structural damage by termites.

**Quality assurance inspections**  
Independent quality assurance inspections at critical stages to ensure your home is of the highest quality, meeting Australian Standards.



**Termite control**  
Termite shield/moisture barrier acting as both chemical and physical barrier.



**Roof sarking**  
Sarking under Colorbond roof or concrete roof tiles to assist with insulation.



**Flyscreens**  
Fibreglass mesh flyscreens to all windows and aluminium sliding doors.



**Insulation**  
R2.5 to external walls. R2.5 to internal garage walls. R5.0 to roof trusses (excluding outdoor areas).





### Newcastle Selections Gallery

471 Pacific Highway  
Belmont NSW 2280



### Sydney Selections Gallery

Suite 17, 26 Park Road  
Vineyard, NSW 2765



## GALLERY ONE

Gallery One, our selections gallery, showcases a range of carefully selected inclusions and upgrades so you can see and feel the textures, tones, and colours of the components you're selecting for your new home. Providing central locations in Sydney and Newcastle, Gallery One offers a convenient venue for you to select your preferred fittings and finishes for your living areas, bathroom, kitchen, and bedroom along with external and internal finishes.



# \$70,000

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## \$70,000 WORTH OF BONUS LUXURY INCLUSIONS

### TERMS & CONDITIONS

The “\$70,000 worth of bonus luxury inclusions” promotion commences 1 January 2024 at 9.00am AEDT.

Available to new clients of Montgomery Homes. New clients must request a Tender to be eligible for the promotion and proceed to accept their tender within three days of Tender presentation. A “new client” refers to anyone who has not yet requested a Tender (or paid a deposit) for their new home to be built at that address by Montgomery Homes.

“\$70,000 worth of bonus luxury inclusions” promotion available on the Montgomery Homes Diamond Collection. If the Sapphire Collection is selected, the client will receive \$40,000 worth of bonus luxury inclusions.

This offer is not to be used in conjunction with any other offer, promotion or discount and is not transferable for cash. This promotion is strictly limited to the items listed within the promotion booklet and cannot be substituted for other items.

Clients cannot receive a credit for items. If a client does not wish to receive a particular item/s, then this item will not be provided as per the clients wish and will not be refunded or credited.

For full terms and conditions, visit [montgomeryhomes.com.au/promotions](https://montgomeryhomes.com.au/promotions)

**IMPORTANT NOTICE:** Please refer to your itemised Tender and Selections Guide for further details on specific inclusions. Your Selections Guide will be presented just before your Montgomery Homes colour selections appointment. To see full range of inclusion items, please refer to your standard inclusions brochure. Promotional offer only applies to the Diamond Collection.

Photos shown throughout brochure are for illustrative purposes only and may include upgraded items that are not included in standard inclusion packages.



## DISPLAY HOMES NEWCASTLE AND THE HUNTER



Monaco 1 211

**Cameron Park**  
18 Breakwell Road  
Cameron Park



Byron 250

**Edgeworth**  
Brush Creek Estate  
89 Transfield Avenue



Cayman 287

**New Lambton**  
122 Bridges Road  
New Lambton



Avalon 249



Airlie 222

**Lochinvar**  
Hereford Hill  
15 Tillage Drive, Lochinvar



Avoca 210



Avalon 220

**Huntlee 2.0**  
7 Peachy Avenue, Huntlee  
(North Rothbury)



Avalon 242



San Remo 273

**Teralba**  
Billy's Lookout  
47 Pitt Street, Teralba



Carolina 1 311



Byron 323



Bellevue 288



+ Granny Flat



Airlie 245



Southport 217



Whitehaven 264

**Thornton**  
Hunter HomeWorld 2  
49 Kingham Circuit, Thornton

## DISPLAY HOMES SYDNEY



Riviera 1 267



Bondi 249

**Redbank**

13 Yobarnie Avenue  
North Richmond



Carolina 1 311



Cayman 287



San Tropez 273



Whitehaven 238

**Box Hill**

HomeWorld  
18 Gittel Street



Avalon 209



Brighton 229

**Marsden Park**

HomeWorld  
22 Ellison Street



Trinity 286



Bellevue 321



Shorehaven 263



Avoca 206

**Leppington**

HomeWorld  
45 Cato Circuit, Leppington

## DISPLAY HOMES CENTRAL COAST



Southport 217



Avalon 242



Riviera 1 262

**Warnervale**

HomeWorld  
18 Scarlett Street, Hamlyn Terrace





**DIAMOND**  
COLLECTION



**NEWCASTLE** (02) 4945 4000 | **CENTRAL COAST** (02) 4384 1441 | **SYDNEY** (02) 8883 5400

[montgomeryhomes.com.au](http://montgomeryhomes.com.au)