



MONTGOMERY
HOMES



SAPPHIRE
COLLECTION

\$40,000

WORTH OF BONUS *luxury* INCLUSIONS



\$40,000
WORTH OF BONUS
Luxury INCLUSIONS



SAPPHIRE COLLECTION

Introducing...

Our Sapphire Collection, a curation of high quality inclusions to elevate your lifestyle. With this collection you'll enjoy beautifully appointed features that reflect the quality of your dream Montgomery Home.

From the kitchen, to the bathroom, exterior and more, your home will become a sophisticated oasis for you to entertain or unwind and create beautiful memories with your family.

Enjoy \$40,000 worth of bonus luxury inclusions with the Sapphire Collection

Simply pay your commencement fee within three days of your tender presentation to receive \$40,000 worth of bonus luxury inclusions with the Sapphire Collection. This booklet will help you discover exactly which bonus features you'll receive and guide you to take advantage of this extraordinary offer today.



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Your Sapphire Collection Kitchen

\$40,000


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YOUR SAPPHIRE COLLECTION KITCHEN


Your kitchen is the heart of your home where you entertain friends and nourish your family; it's an important space that needs to be both functional and beautiful with enduring quality. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.


Indulge in a little extra luxury to your everyday and to your entertaining. Our Sapphire Collection provides you with ultimate value to meet your lifestyle, budget, and design goals.



 = \$40,000 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 Polytec Melamine doors, drawers and end panels. Available in a range of stylish colours.


Handle-less doors and drawers
High quality 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.



 **Artusi 900mm electric oven**
Upgraded from 600mm to 900mm underbench Artusi oven with nine functions.





 **Artusi 900mm cooktop**
Upgraded from 600mm to 900mm Artusi gas cooktop with five burners or 900mm electric Ceran glass cooktop (if no gas available).




 **Artusi 900mm rangehood**
Upgrade from 600mm to 900mm slimline canopy fully ducted rangehood with three speeds.



 **Squareline stainless steel sink**
For a contemporary finish, receive a squareline 1 1/2 bowl topmount stainless steel sink with dish drainer.

 **Harmony Senza gooseneck tap**
A stylish Harmony Senza square gooseneck kitchen sink mixer. Available in Chrome or Matte Black finish.



 **Artusi dishwasher**
Receive an Artusi dishwasher including installation and water points.

 **Artusi microwave**
Enjoy an Artusi stainless steel microwave with trim kit (includes 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 Sapphire Collection Ensuite and Bathrooms

\$40,000


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YOUR SAPPHIRE COLLECTION ENSUITE

Unwind in unparalleled opulence with your practical and stylish Sapphire Collection ensuite. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.

Your retreat of refined relaxation where every detail delights — design an ensuite you will love to unwind in for years to come.



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 **Nova premium wall-mounted vanity**
This practical wall-mounted vanity with all drawer configuration provides a stylish storage solution. Handle-less drawers provide a sleek and minimalistic look.

Accessories

Harmony Meno accessories in high lustre quality chrome finish:

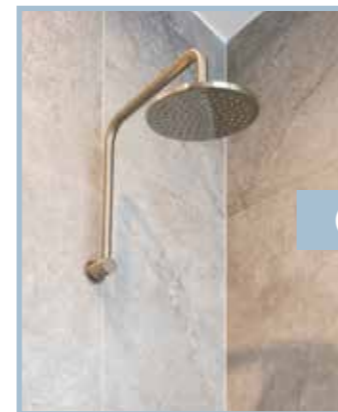
- 1 x double towel rail.
- 1 x metal shower shelf.
- 1 x toilet roll holder.



Framed mirror
Chrome framed mirror, 900mm high over vanity units.



 **Increased height wall tiling**
Enjoy 1.2 metre high wall tiling in lieu of the standard skirt tile.




OR



 **Gooseneck shower head OR Hand shower on rail**
A stylish and modern addition to your shower. Choose from the Senza round overhead gooseneck shower head OR Senza Pisa hand shower on rail. Available in Chrome or Matte Black finish.



 **Slimline mixer tapware**
Stylish, slimline Senza flickmixer provides ease of use for each family member, young or old.



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.




Toilet suite
Harmony Lento back to wall toilet suites, with rimless design, soft close seat and full vitreous china cistern.


YOUR SAPPHIRE COLLECTION MAIN BATHROOM

Where relaxation meets radiance — elevate your daily routine with the grandeur of a Sapphire Collection bathroom. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.

Elegance is unleashed with gorgeous inclusions such as increased height wall tiling and a wall-mounted vanity.



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 **Nova premium wall-mounted vanity**
This practical wall-mounted vanity with all drawer configuration provides a stylish storage solution. Handle-less drawers provide a sleek and minimalistic look.

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.

Accessories

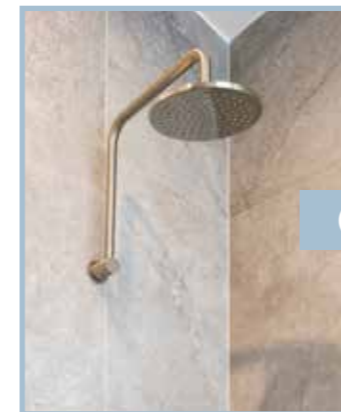
Harmony Meno accessories in high lustre quality chrome finish:
1 x double towel rail.
1 x metal shower shelf.
1 x toilet roll holder.



Framed mirror
Chrome framed mirror, 900mm high over vanity units.




 **Increased height wall tiling**
Enjoy 1.2 metre high wall tiling in lieu of the standard skirt tile.




OR



 **Gooseneck shower head OR Hand shower on rail**
A stylish and modern addition to your shower. Choose from the Senza round overhead gooseneck shower head OR Senza Pisa hand shower on rail. Available in Chrome or Matte Black finish.



 **Slimline mixer tapware**
Stylish, slimline Senza flickmixer provides ease of use for each family member, young or old.



Bath
1700mm long white Novara bath. Quality chrome plug and waste to bath in main bathroom.



Toilet suite
Harmony Lento back to wall toilet suites, with rimless design, soft close seat and full vitreous china cistern.

\$40,000
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YOUR SAPPHIRE COLLECTION POWDER ROOM

Small spaces truly can sparkle — be amazed by your Sapphire Collection Powder Room. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.

Elevate the art of freshening up in luxury, with chic inclusions such as a chrome framed mirror and slimline mixer tap.



Framed mirror
 Chrome framed mirror, 900mm high over vanity units.

Nova premium wall-mounted vanity
 This practical wall-mounted vanity with all drawer configuration provides a stylish storage solution. Handle-less drawers provide a sleek and minimalistic look.

Accessories
 Harmony Meno accessories in high lustre quality chrome finish:
 1 x towel ring.
 1 x toilet roll holder.

● = \$40,000 Promo Item
 Please see important notice on page 37.



● **Slimline mixer tapware**
 Stylish, slimline Senza flickmixer provides ease of use for each family member, young or old.



Toilet suite
 Harmony Lento back to wall toilet suites, with rimless design, soft close seat and full vitreous china cistern.

Please see important notice on page 37.

*Your Sapphire Collection
Living Areas*

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YOUR SAPPHIRE COLLECTION LIVING AREAS


Live well and live grand with the style and practicality of Sapphire Collection living areas. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.

Elegance flourishes in every corner with inclusions such as single zone Daikin Inverter Ducted Air Conditioning and square set ceilings.



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Please see important notice on page 37.

 **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.

 **Non Yellowing Water Based Paint**
Increase the durability and maintain the quality finish of internal doors, jambs, architraves, skirting boards and reveals with the application of Taubman's water based enamel paint. One additional coat of paint included for improved coverage.

 **12 Clipsal downlights throughout the home**
Downlights are the most energy-efficient way to light your home. Enjoy the benefits with 12 downlights in addition to your standard electrical allowance (38 light points in total).

 **Daikin Inverter Ducted Air Conditioning – single zone**
Enjoy precision cooling for modern living with a ducted air conditioning system from Daikin. Limiting capacity to allow an air-conditioned temperature to a single zone* at a time ensures the best efficiency for your new home.

**Selected number of supply air grilles based on selected design.*




Internal doors
Enjoy high quality, stylish Hume doors.

Internal door handles
Choose from a wide range of stylish lever handles throughout the interior of your home.



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



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



Linen and broom cupboard shelving
Durable Clairson ventilated shelving to organise your linen and storage.



Lever style keyed lock
Elegant lever style lock to internal garage door and any other external hinged door.

Your Sapphire Collection Bedrooms

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YOUR SAPPHIRE COLLECTION MASTER BEDROOM

Luxurious nights and majestic mornings defined by your Sapphire Collection master bedroom. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items. Your master bedroom will become a tapestry of luxury.



● Clairson shelving to master bedroom walk-in robe

Clairson ventilated shelving offers a breathable surface on which to organise your clothing. Includes three additional shelves and a double hanging rack to one side.



Wardrobe doors

Enjoy high quality, stylish Hume Flush doors.

Wardrobe handles

Choose from a wide range of stylish lever handles.



Your Sapphire Collection Laundry

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YOUR SAPPHIRE COLLECTION LAUNDRY

Your clothes deserve the royal treatment! Enjoy the everyday with your Sapphire Collection laundry. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.

Ensure your wardrobe is laundered in luxury with a gorgeous laundry fitout with Polytec cabinetry and modern sink mixer.



Modern sink mixer

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

Laundry fitout with Polytec cabinetry

For the ultimate storage hub, you'll receive a highly functional laundry space with a 1200mm long bench, inset tub and soft close Polytec cabinetry. Includes fingerpull doors and drawers for a sleek and minimalistic look.



Your Sapphire Collection Exterior

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YOUR SAPPHIRE COLLECTION EXTERIOR

Create a lasting impression upon the first glance with your Sapphire Collection exterior. Our standard Sapphire inclusions are often considered upgrade items by others — we have complemented these with an EXTRA \$40,000 worth of Sapphire Collection items.

From a Colorbond automatic garage door to a statement front door, your new home facade will be a portal to luxury.



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'.

External door furniture

Choose from our quality range of door furniture to elevate your front door and overall facade.



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



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.



Sydney Selections Gallery

Suite 17, 26 Park Road
Vineyard, NSW 2765



\$40,000

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\$40,000 WORTH OF BONUS LUXURY INCLUSIONS

TERMS & CONDITIONS

The “\$40,000 worth of bonus luxury inclusions” promotion commences 1 January 2024 at 9.00am AEDT.

Available to new clients of Montgomery Homes who select the Sapphire Collection. New clients must request a tender after the above date 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.

If the Diamond Collection is selected, the client will receive “\$70,000 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.

Participants 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

IMPORTANT NOTICE: Please refer to your Selections Guide and itemised Tender 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 Sapphire Collection (Tenders with 2024 pricing.).

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

Thornton

Hunter HomeWorld 2
49 Kingham Circuit, Thornton



Airlie 245



Southport 217



Whitehaven 264

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



SAPPHIRE

COLLECTION



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

montgomeryhomes.com.au