

# Facade options and features



**Executive Facade**

Roof Type: Tiles  
Total m<sup>2</sup>/Sq: 219.63/23.6



**Metro Facade**

Roof Type: Tiles  
Total m<sup>2</sup>/Sq: 216.96/23.3



**Cosmo Facade**

Roof Type: Tiles  
Total m<sup>2</sup>/Sq: 219.42/23.6



Note: Artist's impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details. Photographs may depict homes from other design ranges and are used for illustrative purposes only. Manhattan, Hamptons, and Provincial facades, as well as gables, are not available for projects classified under BAL Flame Zone (BAL-FZ) due to certification complexities.

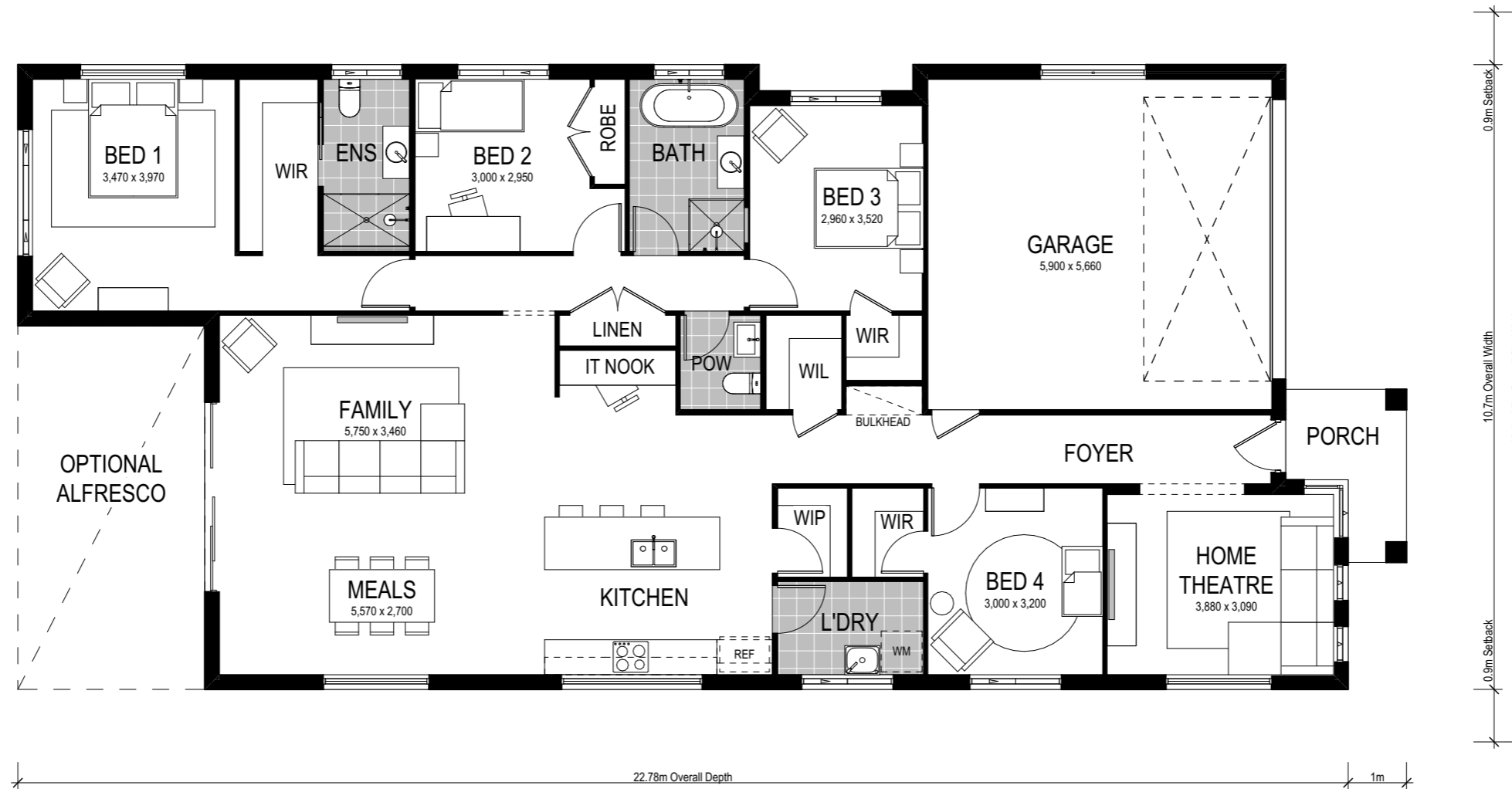
Important - please read - copyright ©

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.



# Coogee 219





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

# Coogee 219



4 Bed    2 Bath    2 Park

The Coogee 219 is an architecturally designed single storey home, ideal for a deep, narrow block with a 12.5m wide frontage or larger. This stylish home features a home theatre room separate to the main living area — perfect for competing movie tastes — four bedrooms, and open plan living adjacent to the alfresco area perfect for inviting your friends and family over to visit.

The Coogee 219 is a great home for a narrow lot and features a two car garage, whilst still achieving a slimline design.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Multiple facade options
- ✓ Smart storage options
- ✓ Large alfresco area
- ✓ Walk-in pantry
- ✓ Home theatre
- ✓ IT/study nook
- ✓ Walk-in linen