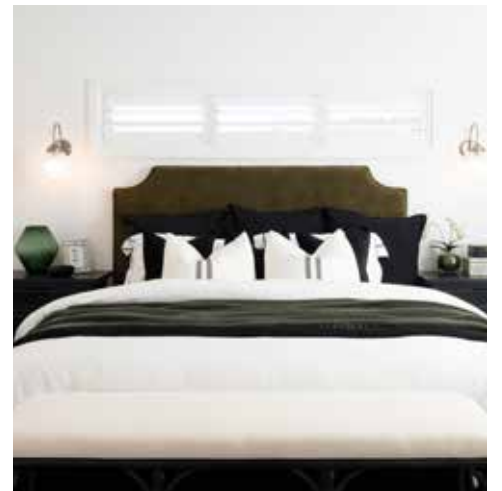




MONTGOMERY
HOMES



Byron 295

 **LEVEL**
SITES

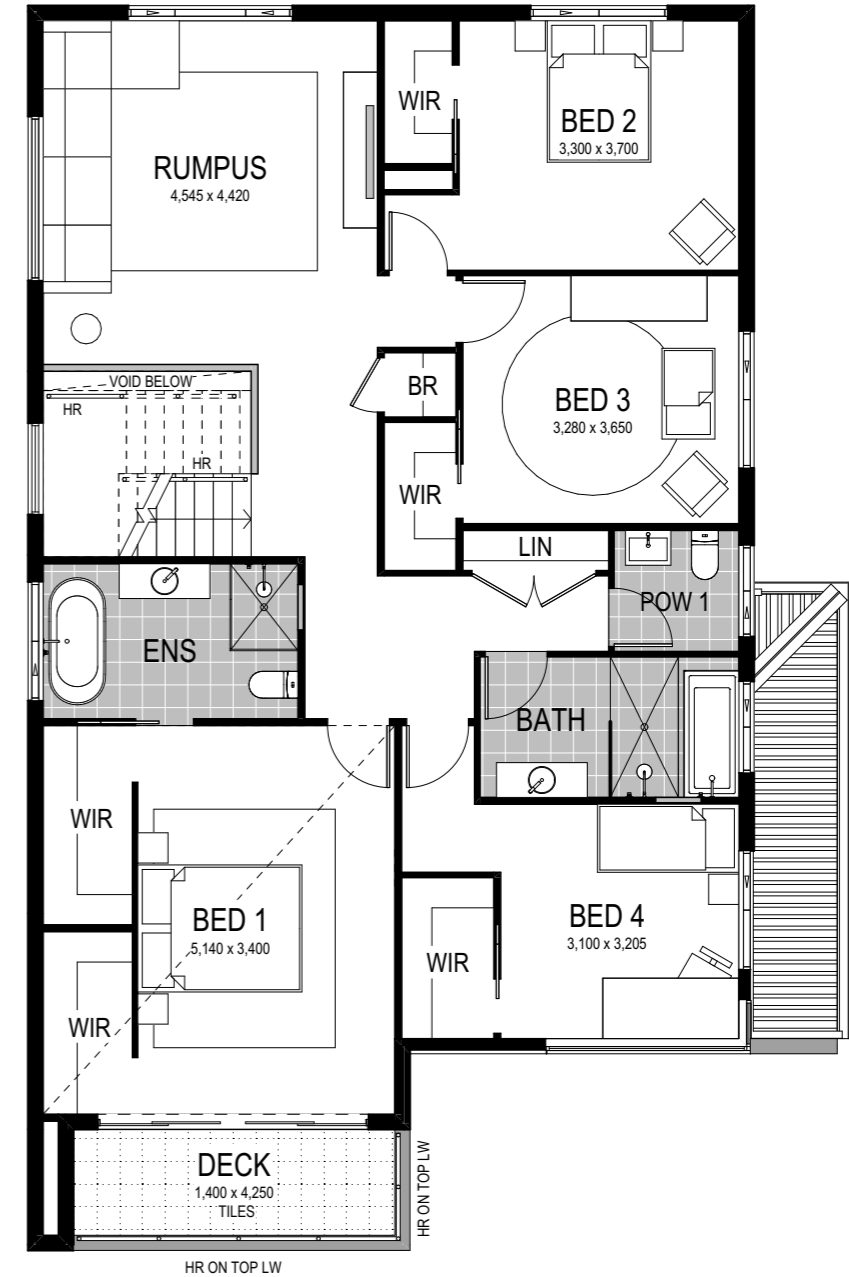
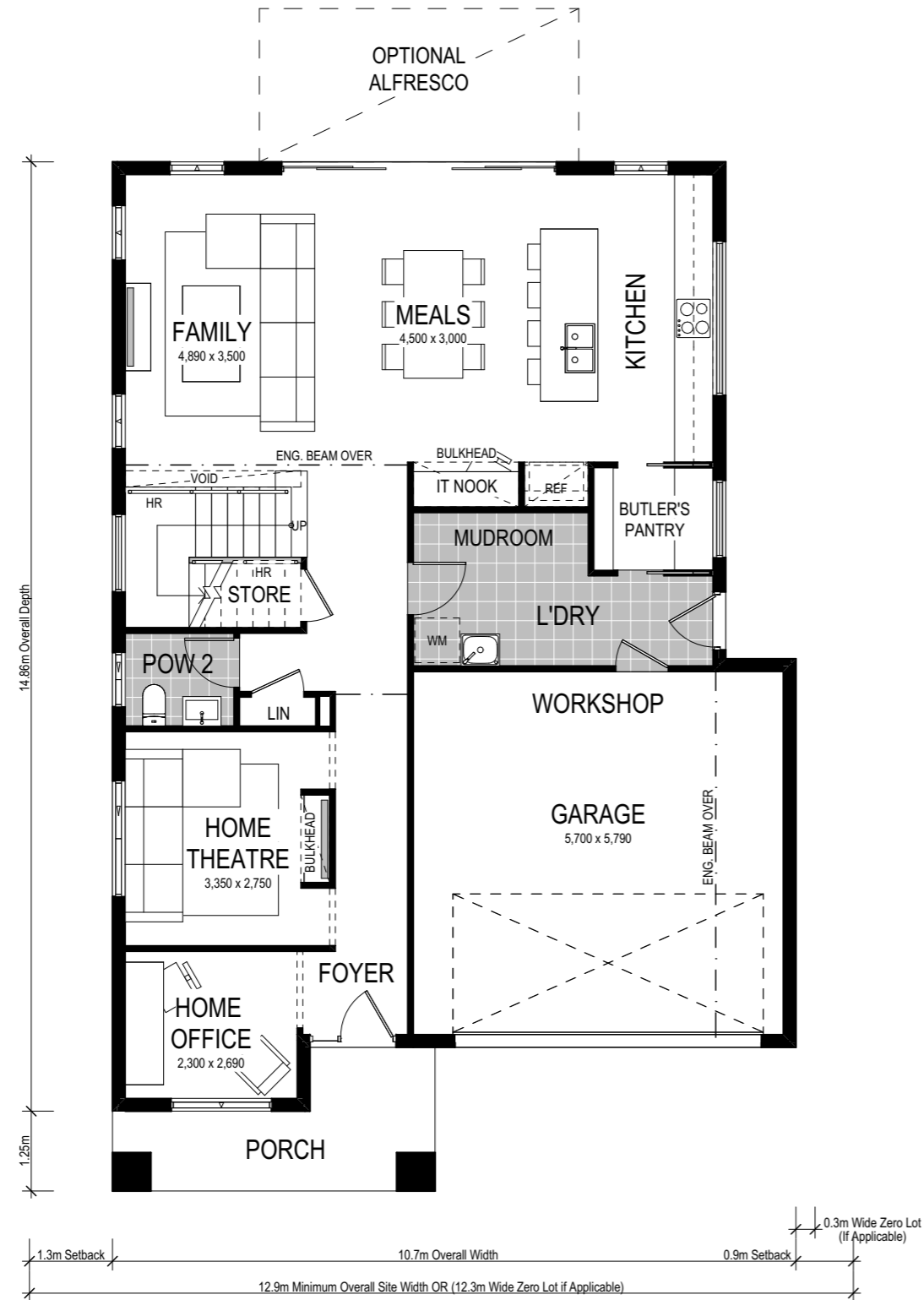


Byron 295

4 Bed 2.5 Bath 2 Park

The Byron suite of double-storey home designs is both sophisticated and practical. Suitably crafted for level sites, the Byron 295 is ideal for sites with a 12.9m frontage (or 12.2m if zero lot applicable) or wider. Each featuring unique street appeal, this home design is available in four facade options – your Montgomery Home will be stylish and striking.





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

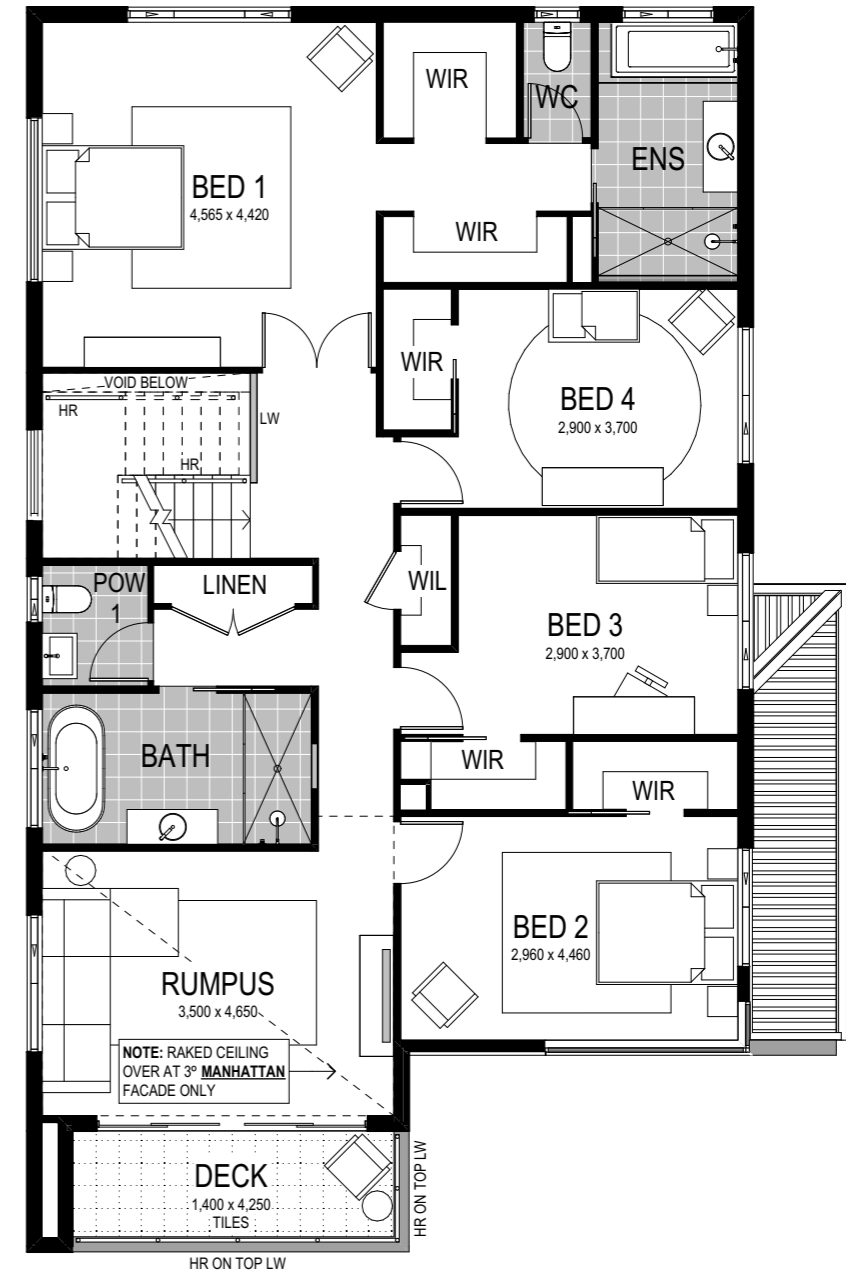
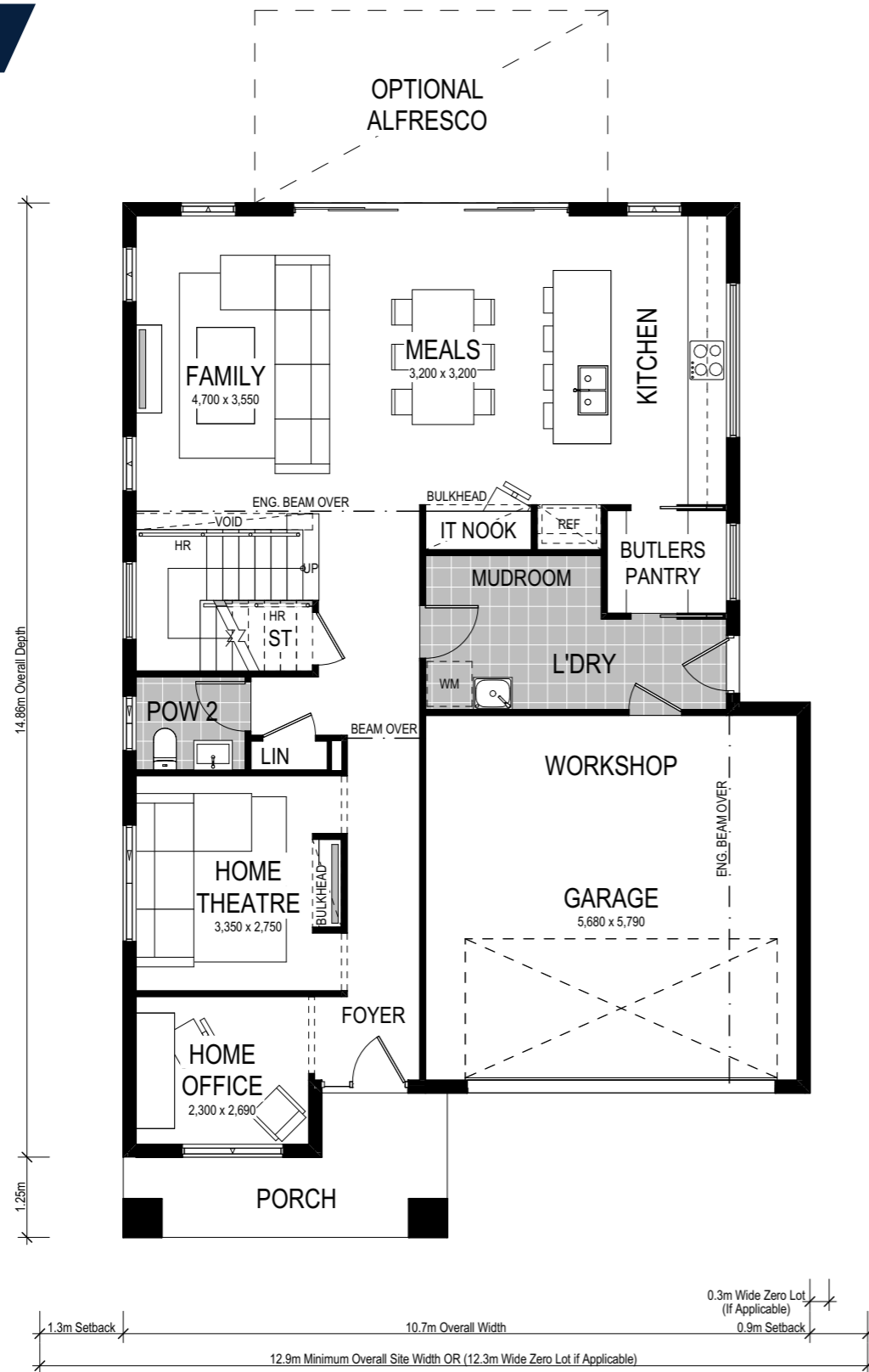
Byron 1 295

- 
 4 Bed
- 
 2.5 Bath
- 
 2 Park

The lower level of the four-bedroom Byron 295 ignites family living. Providing ingress from the double garage and workshop, a combined mud room and laundry is the ultimate entry point to stop muddy footprints in their tracks. A relaxation oasis, the upper floor conveniently hides the master suite to the front of the home, with a dual walk-in robe and spacious ensuite. Bring the outside in with a private external deck. The remaining three bedrooms each include a walk-in robe to ensure everyone has ample storage, with the upper level rumpus room providing yet another space for entertaining and relaxing.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Rumpus room
- ✓ Flexibility to adapt the floor plan
- ✓ Under-stair storage
- ✓ Multiple facade options
- ✓ Study
- ✓ Butler's pantry
- ✓ Mudroom
- ✓ Home theatre



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

Byron 2 295

-  4 Bed
-  2.5 Bath
-  2 Park

Alongside the aforementioned features of the luxurious Byron 1 295, this alternate floorplan nestles the master bedroom to the rear of the upper level – whilst maintaining the spacious dual walk-in robe and ensuite. An integrated mud room and laundry offer complete functionality to the lower level, alongside a highly sought-after Butler's Pantry, spacious kitchen, meals and family zone and home theatre. This alternate floorplan of the Byron 295 truly encapsulates modern living in a Montgomery Home.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Multiple facade options
- ✓ Butler's pantry
- ✓ Home theatre
- ✓ Rumpus room
- ✓ Under-stair storage
- ✓ Study
- ✓ Mudroom

Facade options and features



Hamptons Facade

 Roof Type
Tiles

 Total m²/Sq
294.63/31.7



Manhattan Facade

 Roof Type
Colorbond

 Total m²/Sq
294.37/31.7



Executive Facade

 Roof Type
Tiles

 Total m²/Sq
295.68/31.8



Metro Facade

 Roof Type
Tiles

 Total m²/Sq
285.22/30.7

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.

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