



MONTGOMERY
HOMES

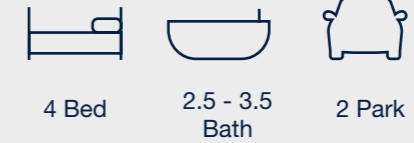


Byron 323

 **LEVEL**
SITES



Byron 323

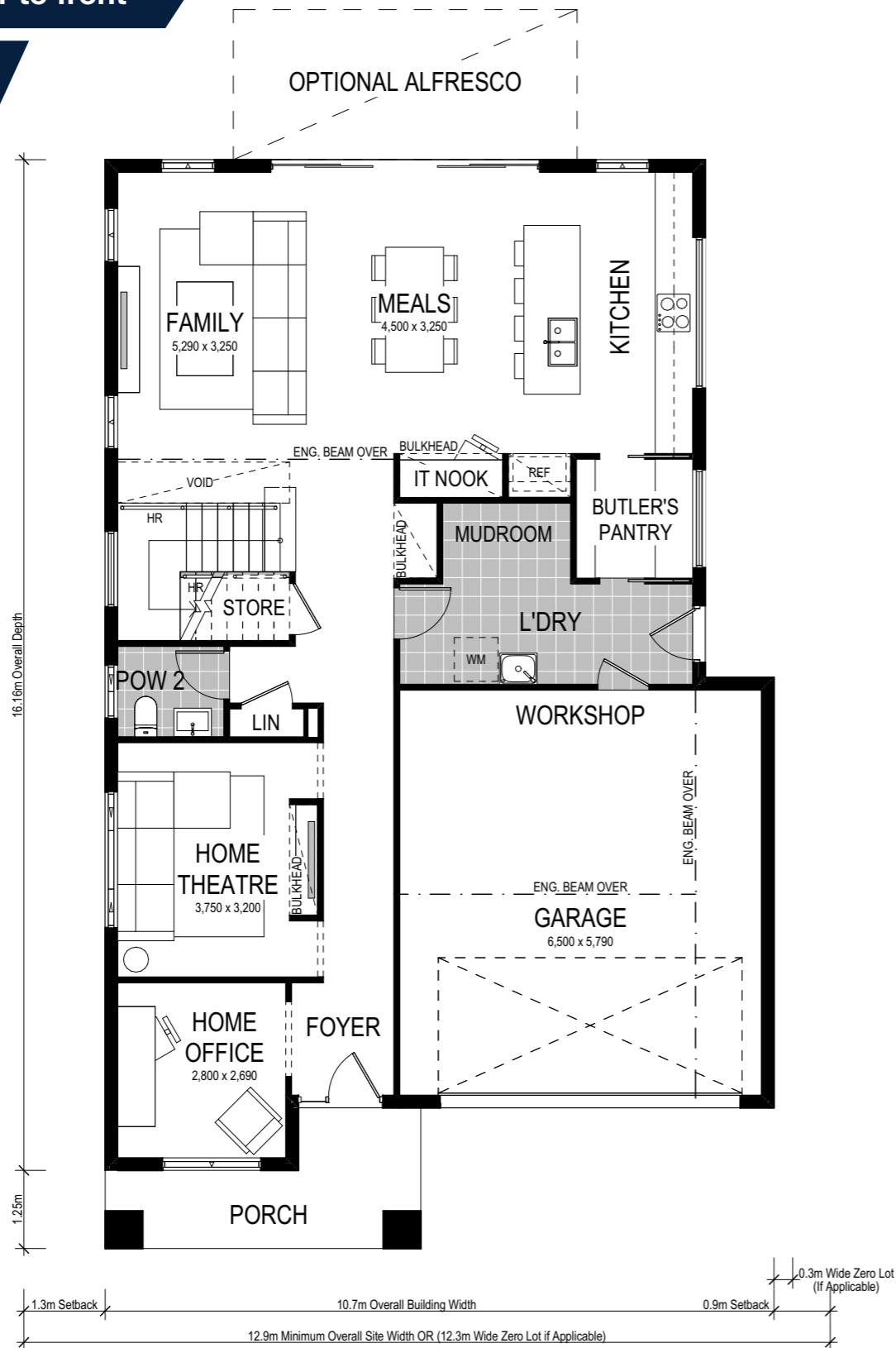


The Byron suite of double-storey home designs is both sophisticated and practical. A premium design, the Byron 323 has been curated for level sites with a 12.9m frontage (or 12.2m if zero lot applicable) or wider. Choose from four facade options — each of which has been designed to seal ultimate street appeal for your new home.

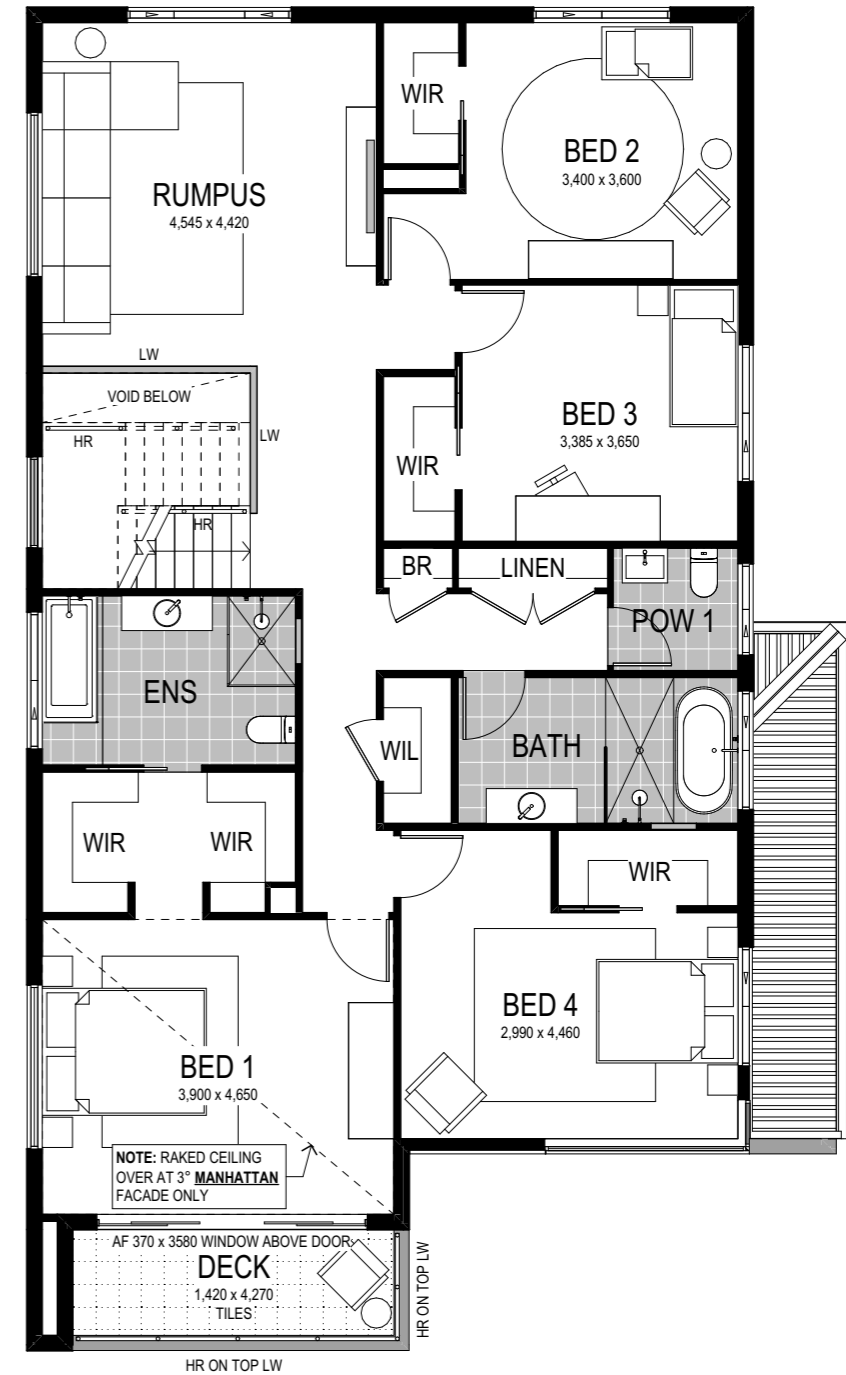


Byron 1: Bedroom 1 to front

Lower Floor



Upper Floor



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

Byron 1 323


-  4 Bed
-  2.5 Bath
-  2 Park

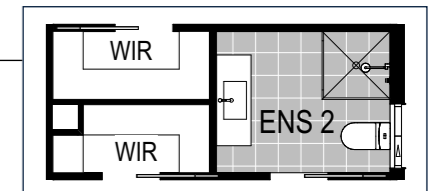
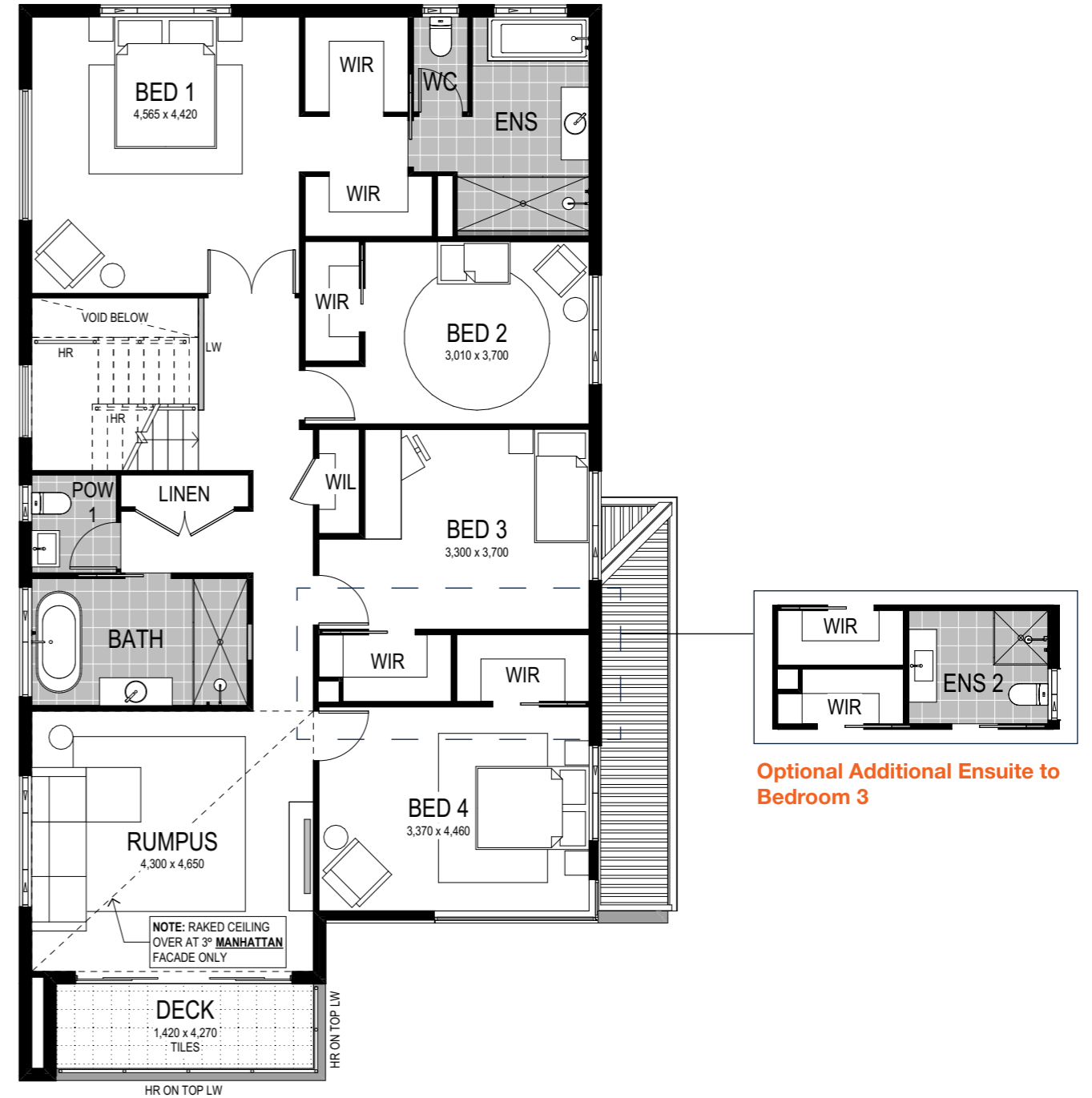
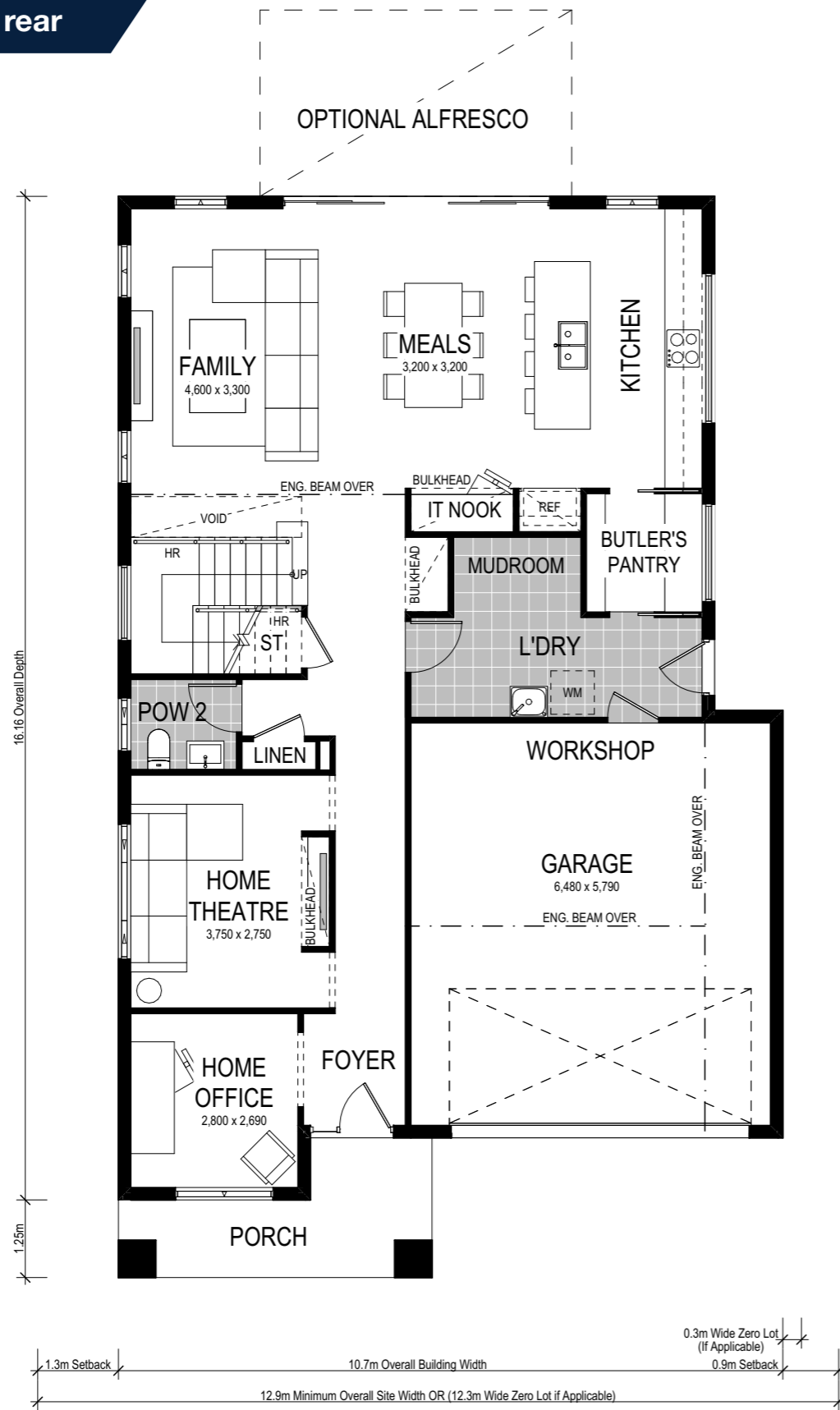
The Byron 1 323 comfortably houses four spacious bedrooms — perfect for the growing family. Journey past the lower level study and home theatre to be amazed by a luxurious entertainment zone — including an open-plan kitchen, meals and family room, all seamlessly adjoining an optional alfresco area. An IT nook provides the perfect homework location, with a discreetly placed Butler's Pantry adjoining a contemporary integrated mud room and laundry. Ensuring you never run out of storage, the Byron 323 features a traditional linen cupboard, plus a bonus walk-in linen cupboard!

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Multiple facade options
- ✓ Easy to unfold onto alfresco area
- ✓ Butler's pantry
- ✓ Mud room
- ✓ Home theatre
- ✓ Rumpus room
- ✓ Study nook
- ✓ Walk-in linen

A Byron 2 323 is on display at:

 **HomeWorld Thornton**
49 Kingham Circuit
Thornton



Optional Additional Ensuite to Bedroom 3

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

Byron 2 323


- 
 4 Bed
- 
 2.5 - 3.5 Bath
- 
 2 Park

Alongside the aforementioned features of the Byron 1 323, this alternate floorplan delivers the master bedroom to the rear of the upper level — creating maximum privacy whilst preserving the dual walk-in robe and ensuite features of this space. Complementing the main bathroom and remaining three bedrooms, this alternate floorplan sees an outdoor deck seamlessly adjoin the rumpus room — perfect for relaxing, and for entertaining guests. Ensuring you never run out of storage, the Byron 323 features a traditional linen cupboard, plus a bonus walk-in linen cupboard!

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 Thornton

Facade options and features



Hamptons Facade

 Roof Type
Tiles

 Total m²/Sq
318.73/34.3



Manhattan Facade

 Roof Type
Colorbond

 Total m²/Sq
323.11/34.8



Executive Facade


 Roof Type
Tiles

 Total m²/Sq
321.76/34.6



Metro Facade

 Roof Type
Tiles

 Total m²/Sq
311.64/33.5

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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