



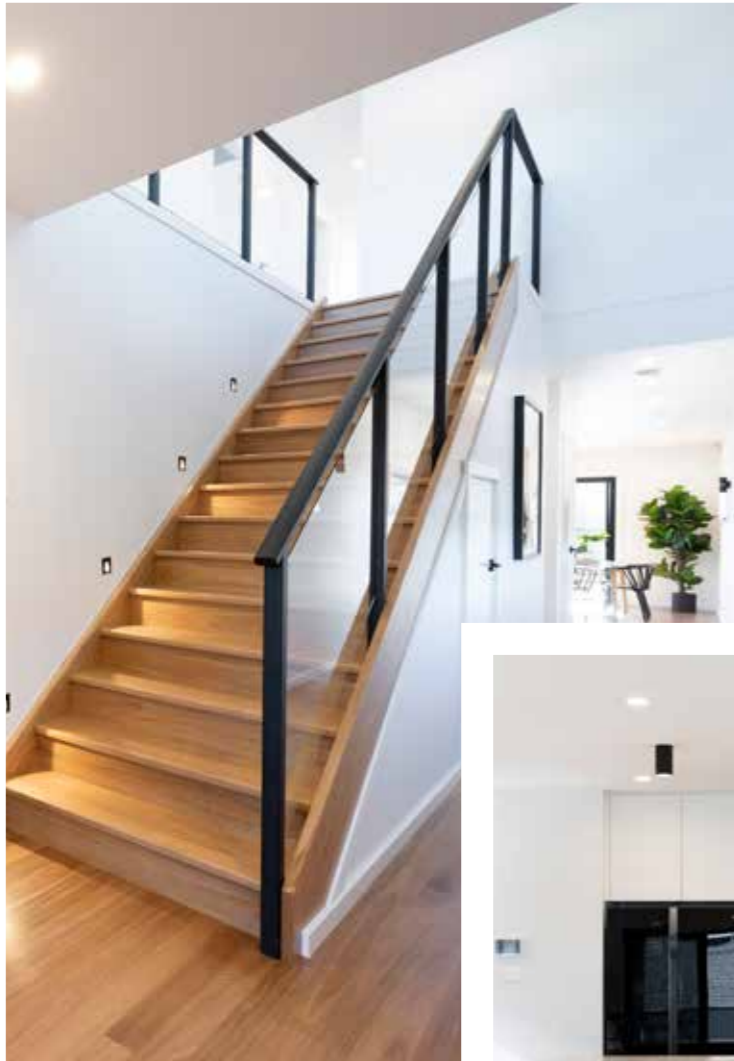
MONTGOMERY
HOMES



Coolum 266



LEVEL
SITES



Coolum 266

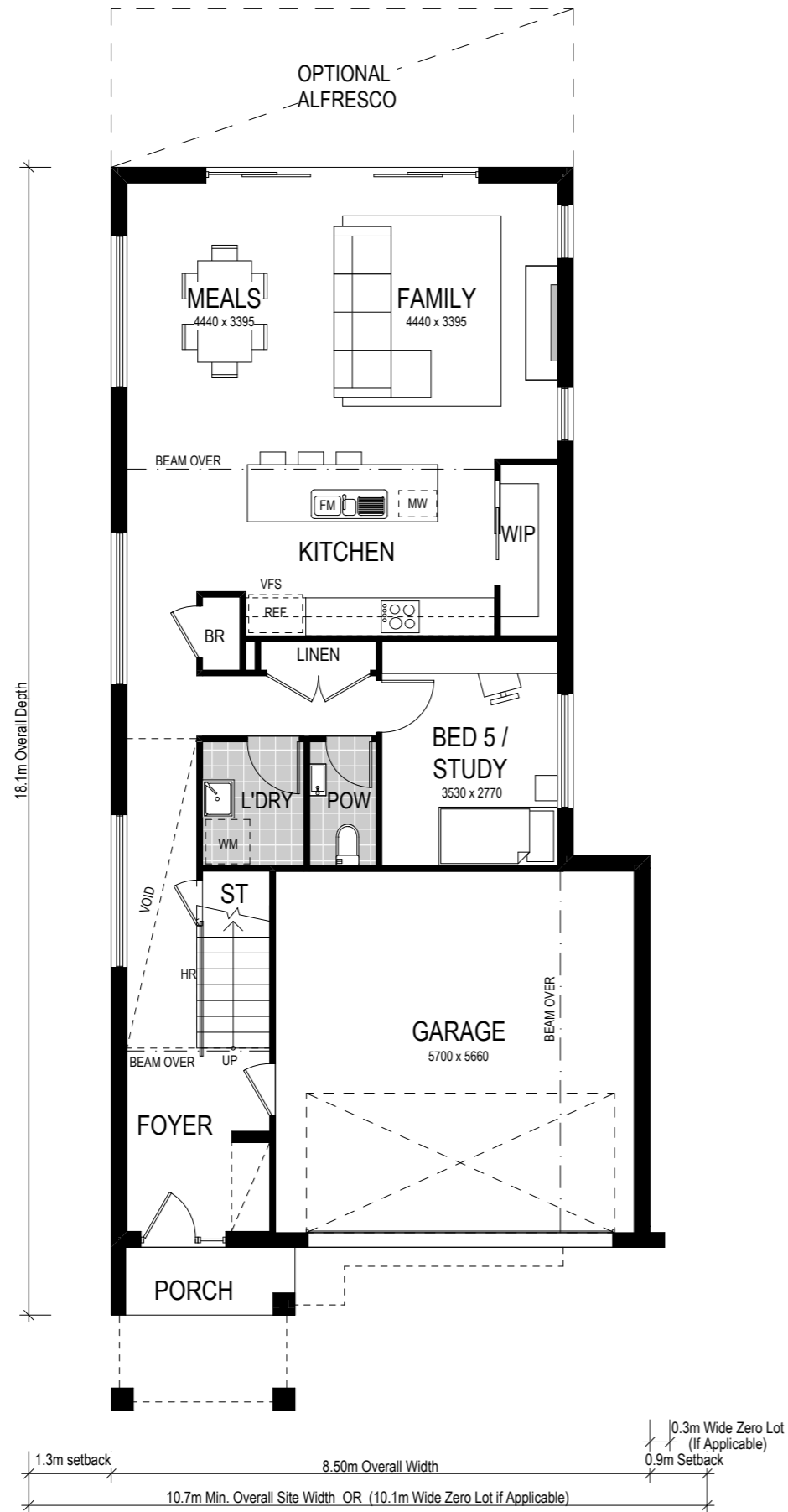
  
5 Bed 2.5 Bath 2 Park

One of our premium 5-bedroom home designs, the Coolum 266 is perfect for growing families. This design is suited for narrow blocks with a 10.7m wide frontage or more, or a 10.1m wide with zero lot on one side. With multiple facade options, this modern design features all of the space your family needs to live and grow.

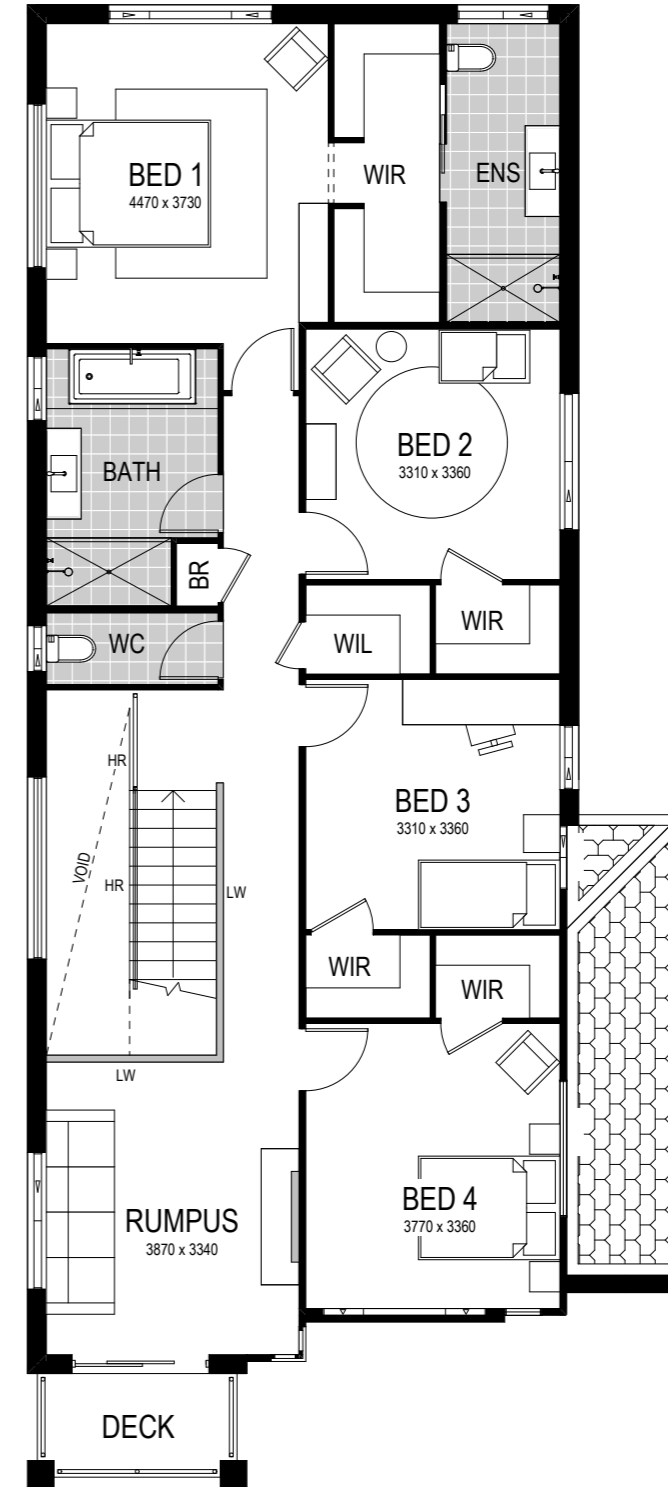


Option 1

Lower Floor



Upper Floor



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

Coolum 266


- 
 5 Bed
- 
 2.5 Bath
- 
 2 Park

A stylish two-storey design, the Coolum 266 features an inspiring and spacious foyer and elongated hallway — leading you to the open plan kitchen and living area. The lower level living space is the perfect meeting place that connects the open-plan kitchen, living and dining area, and seamlessly flows to the alfresco. Also located on the lower floor are the fifth bedroom (or study), laundry and powder room — convenient for guests. The upper floor features the remaining four bedrooms, including the master bedroom with dual walk-in-robe and ensuite. A spacious rumpus room connects to an outdoor deck area.

This home comes with many great features:

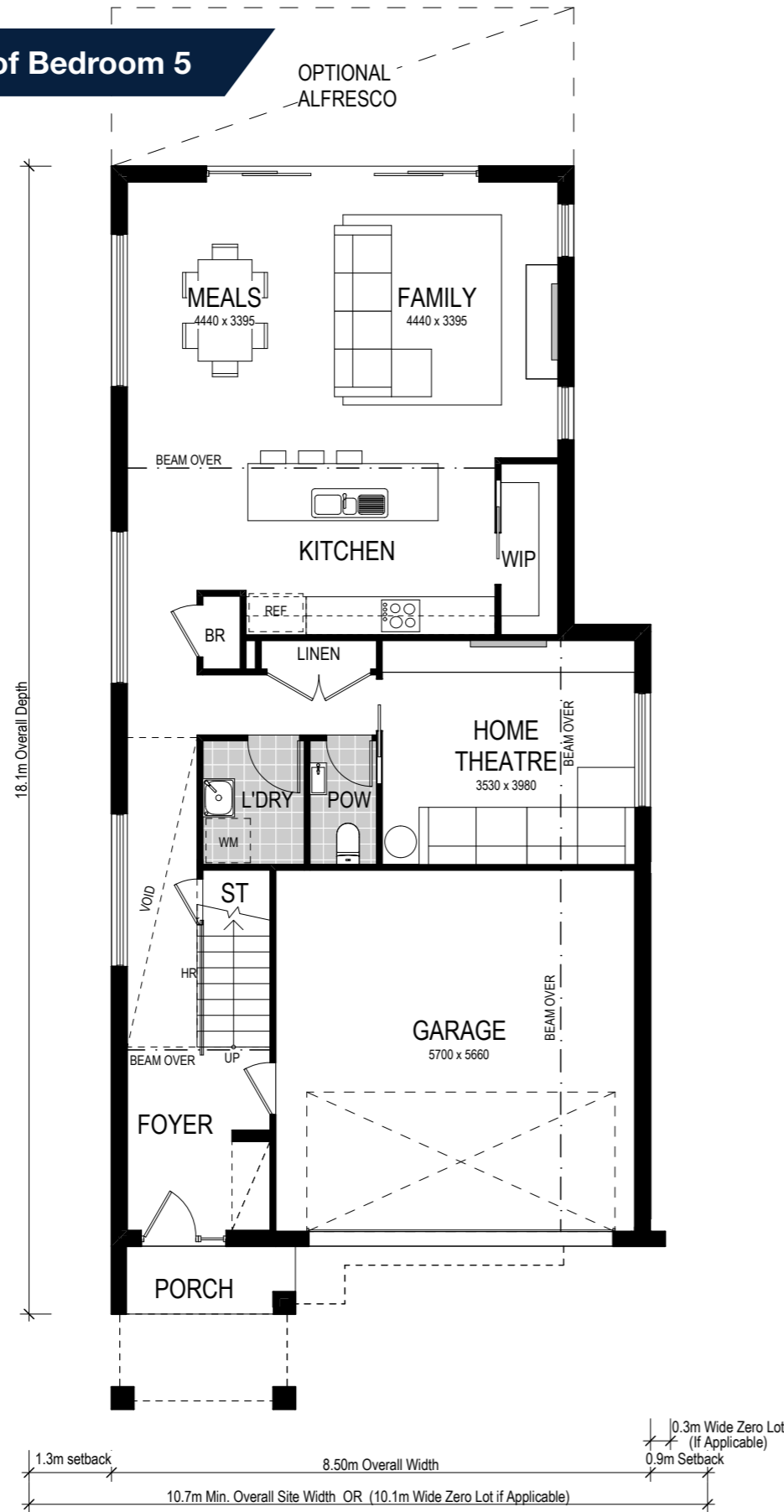
- ✓ Variety of open plan living areas
- ✓ Rumpus room
- ✓ Multiple facade options
- ✓ Under-stair storage
- ✓ Easy to expand to alfresco area
- ✓ Walk-in linen
- ✓ Walk-in pantry
- ✓ Home office/study

This house is on display at:

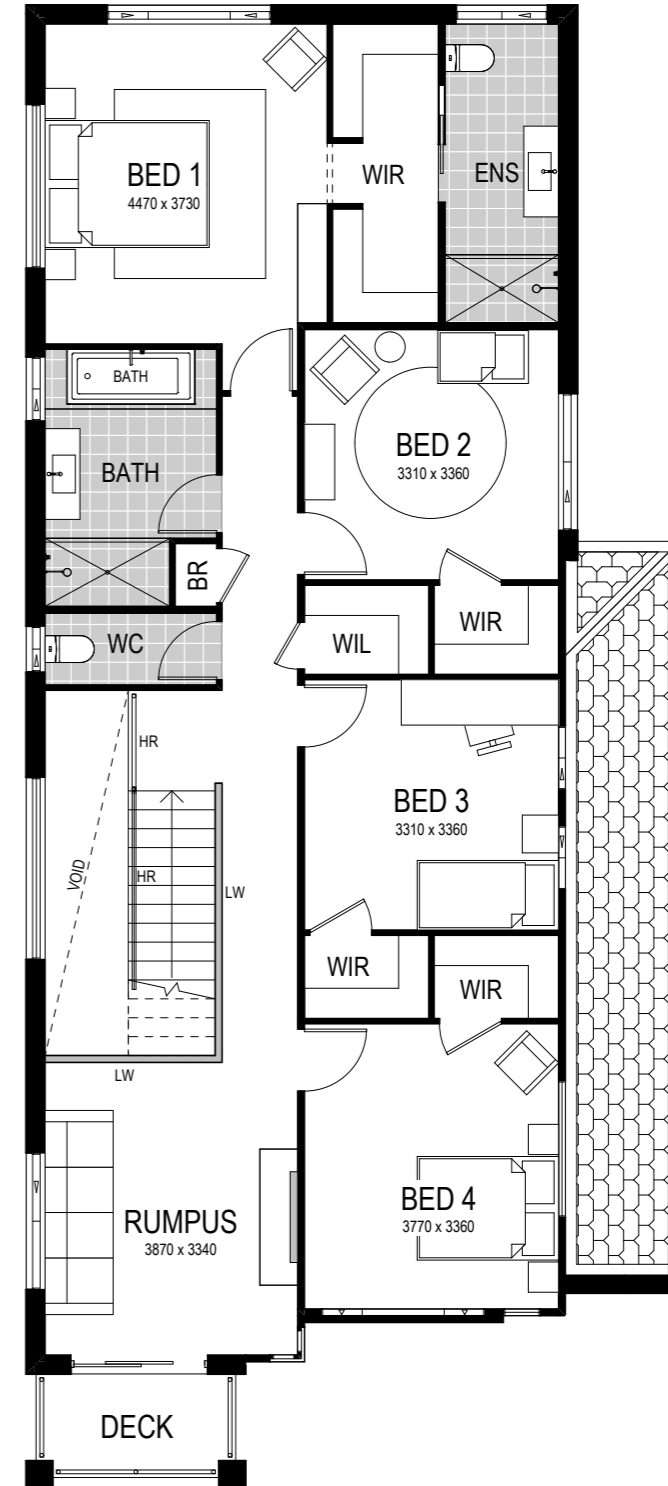
 **HomeWorld Leppington**
 46 Arkenstone Way
 Leppington, Sydney

Option 2: Home theatre in lieu of Bedroom 5

Lower Floor



Upper Floor



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

Coolum 266


-  5 Bed
-  2.5 Bath
-  2 Park

This alternate two-storey floor plan retains the aforementioned features, but replaces the fifth bedroom/study with a home theatre — creating the ultimate entertaining space on the lower level. With the upper level featuring all of the bedrooms, a separation of entertaining on the lower level and relaxing on the upper level is created — perfect for modern family living.

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Multiple facade options
- ✓ Easy to expand to alfresco area
- ✓ Walk-in pantry
- ✓ Rumpus room
- ✓ Under-stair storage
- ✓ Walk-in linen
- ✓ Home office/study

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Leppington, Sydney

Facade options and features



Executive Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
266.65/28.7



Retro Facade

 **Roof Type**
Colorbond

 **Total m²/Sq**
263.04/28.3



Metro Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
263.04/28.3

Note: Artist's impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details. Images may depict homes from other design ranges and are used for illustrative purposes only.



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