

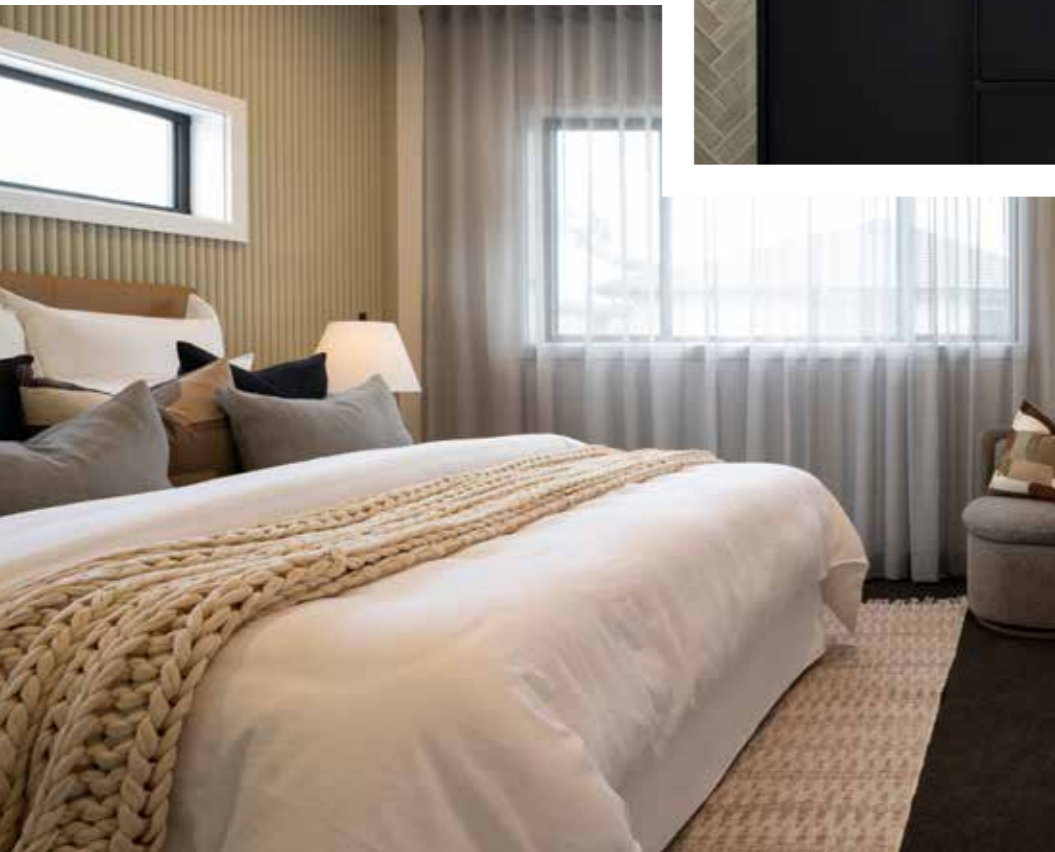
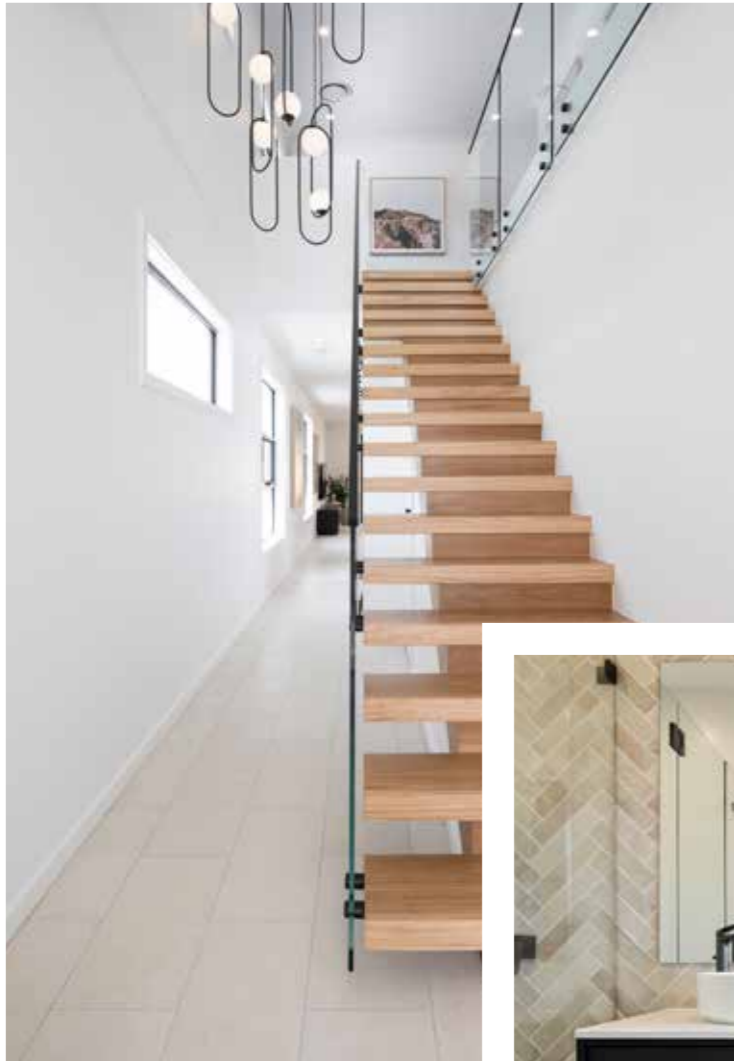


MONTGOMERY
HOMES






Shorehaven 263

 **LEVEL**
SITES



Shorehaven 263

  
4 Bed 2.5 Bath 2 Park

The Shorehaven suite of double-storey designs showcase a narrow floorplan which doesn't compromise on luxury.

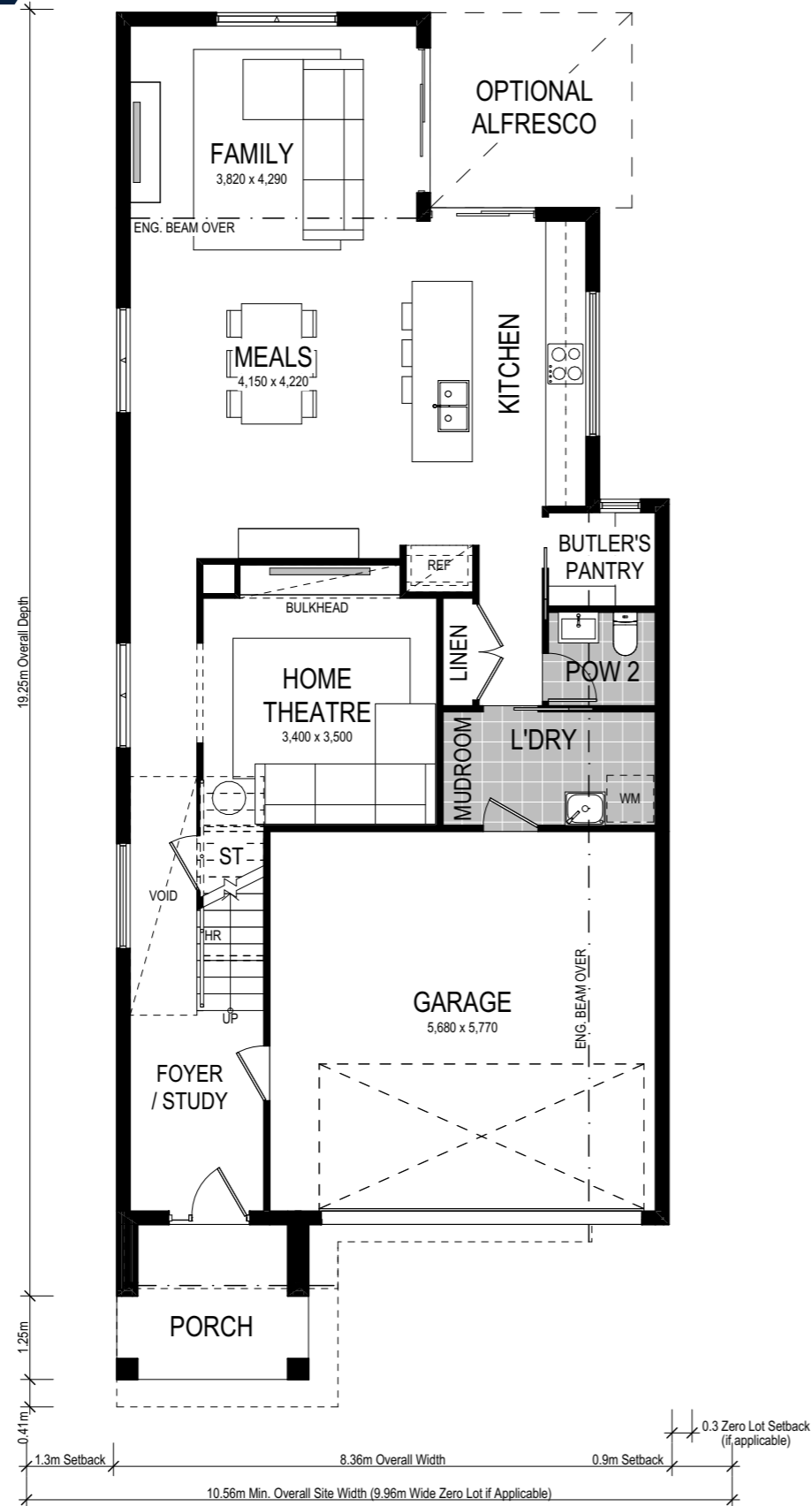
An incredibly practical design, the Shorehaven 263 is suitable for level sites with a 10.56m frontage or wider (or 9.96m if zero lot applicable).

Available in six stunning facades — the Shorehaven 263 exudes ultimate street appeal!

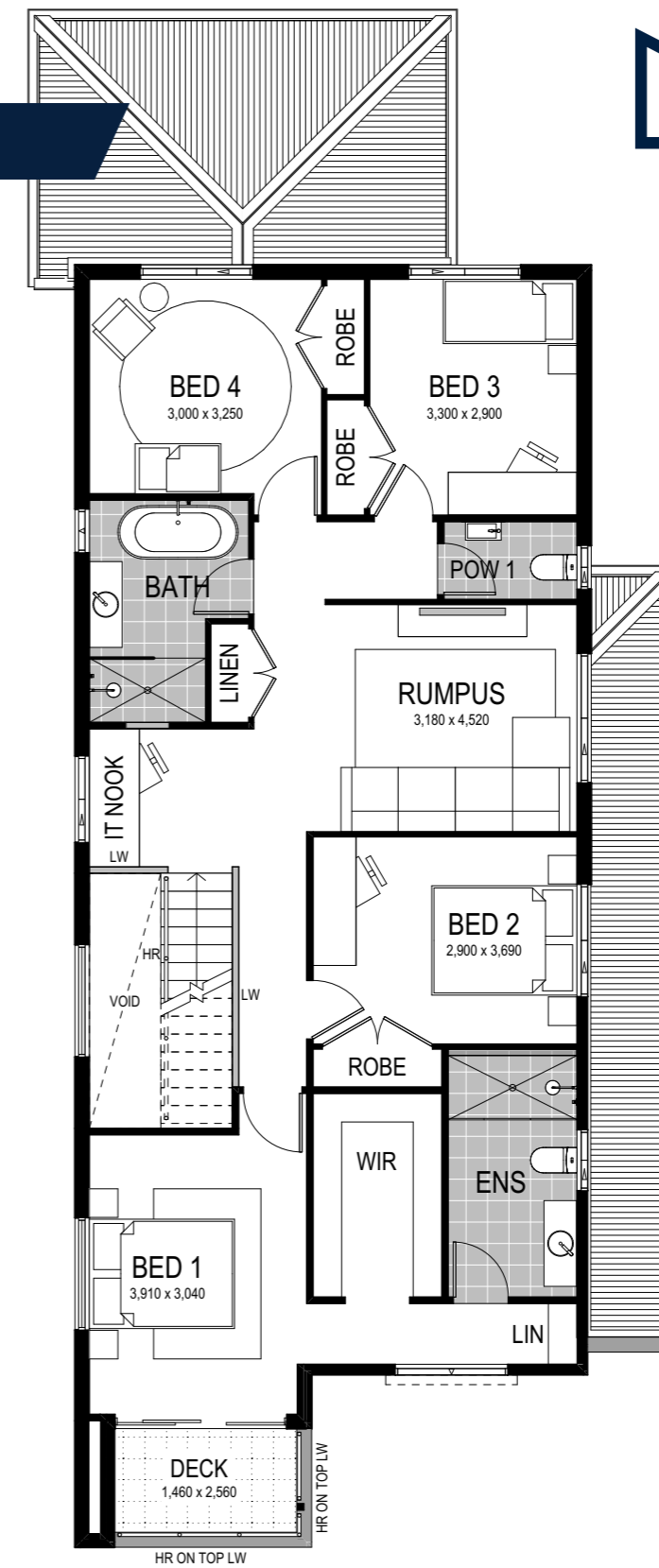


Option 1: Bedroom 1 to front

Lower Floor



Upper Floor



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

Shorehaven 1 263


-  4 Bed
-  2.5 Bath
-  2 Park

Featuring four bedrooms to the upper level, the Shorehaven 1 263 delivers the master bedroom to the front — with select facades fostering a private deck for ultimate luxury! The main bathroom and remaining bedrooms conveniently surround the bonus rumpus room — the ideal teen retreat. An open-plan kitchen/meals/family area, Butler's Pantry, powder room and alfresco create the perfect lower level entertainment precinct. The nearby integrated mudroom and laundry ensure storage options are never far away from the busy everyday lifestyle.

This home comes with many great features:

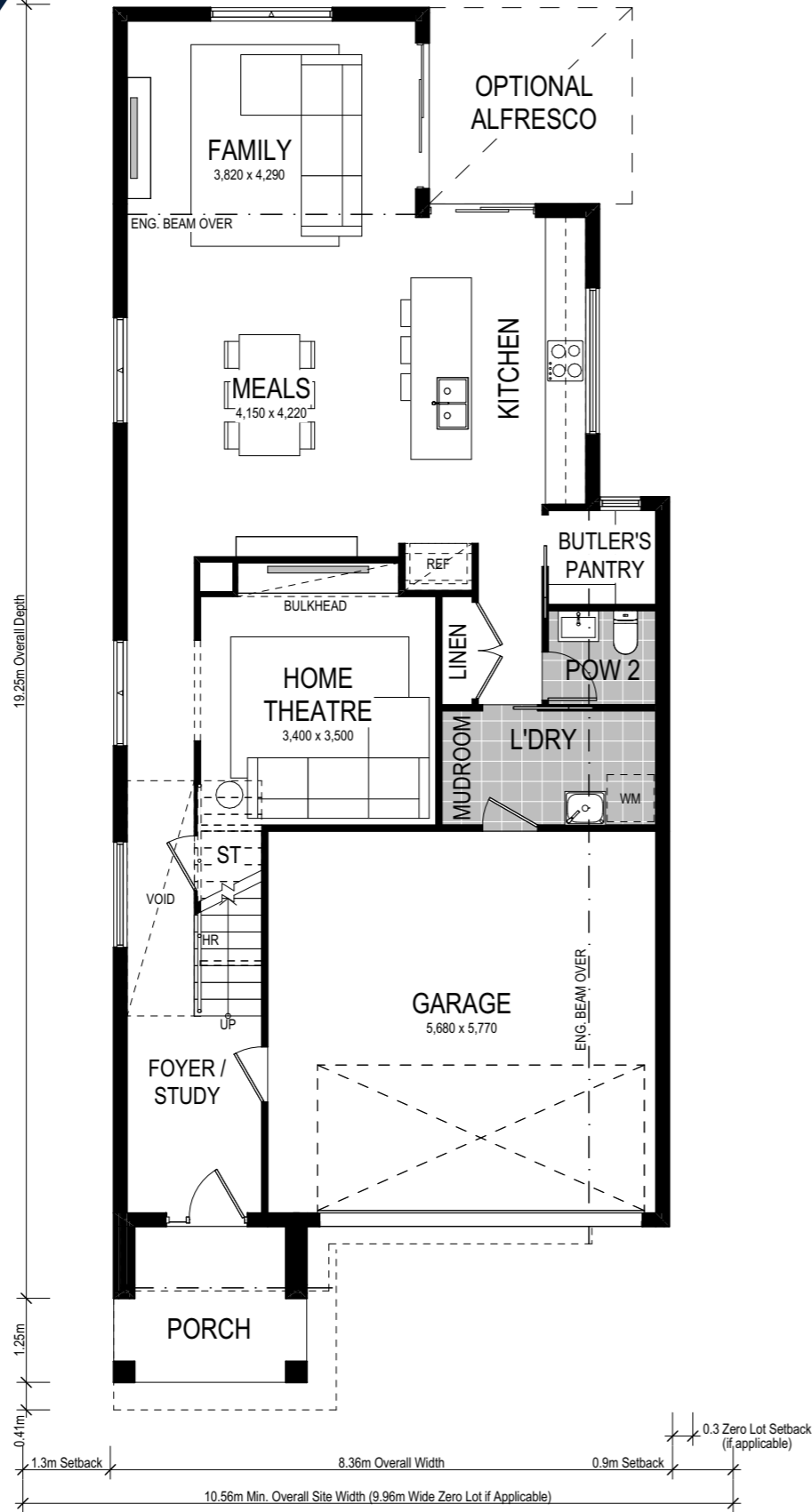
- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Easy to expand to alfresco area
- ✓ Smart storage options
- ✓ Multiple facade options
- ✓ Mud room
- ✓ Butler's pantry
- ✓ Home theatre
- ✓ Walk-in linen
- ✓ IT Nook

A Shorehaven 2 263 is on display at:

 **HomeWorld Leppington**
45 Cato Circuit
Leppington

Option 2: Bedroom 1 to rear

Lower Floor



Upper Floor



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

Shorehaven 2 263



4 Bed 2.5 Bath 2 Park

Alongside the aforementioned benefits of the Shorehaven 1 263, this alternate floorplan delivers the master bedroom to the rear of the upper level. A dual walk-in robe and luxurious ensuite seals this as the oasis you will never want to leave! Storage options abound in the Shorehaven 2 263, including an integrated mud room and laundry, Butler's Pantry and bonus linen cupboard to the lower level!

This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Flexibility to adapt the floor plan
- ✓ Easy to expand to alfresco area
- ✓ Smart storage options
- ✓ Multiple facade options
- ✓ Mud room
- ✓ Butler's pantry
- ✓ Home theatre
- ✓ Walk-in linen
- ✓ IT Nook

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HomeWorld Leppington
45 Cato Circuit
Leppington

Facade options and features



Manhattan Facade

 **Roof Type**
Colorbond

 **Total m²/Sq**
261.08/28.1



Hamptons Facade


 **Roof Type**
Tiles

 **Total m²/Sq**
263.86/28.4



Grande Facade

 **Roof Type**
Colorbond

 **Total m²/Sq**
260.70/28.0



Executive Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
261.53/28.1



Retro Facade

 **Roof Type**
Colorbond

 **Total m²/Sq**
261.94/28.2



Metro Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
253.23/27.3

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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