



MONTGOMERY
HOMES



Coogee 178



LEVEL
SITES

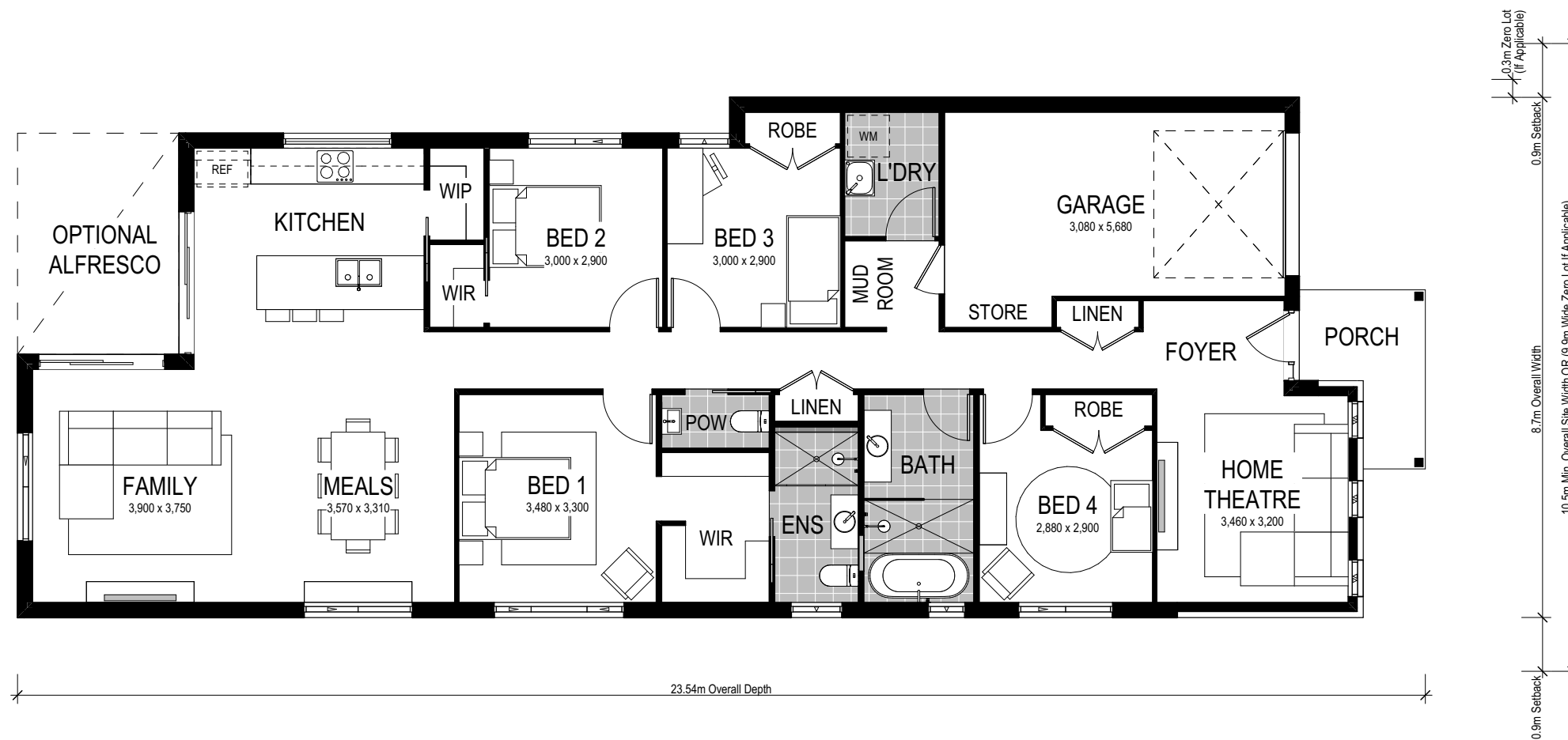


Coogee 178

  
3-4 Bed 2 Bath 1 Park




The stunning suite of Coogee home designs are effortlessly impressive. One of Montgomery Homes newest single storey home designs, the Coogee 178 is suitable for level sites with a 10.5m frontage (9.9 if zero lot applicable) or wider. With a functional floorplan combining elements of both practicality and style — the Coogee 178 features a choice of five beautiful facade options.





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

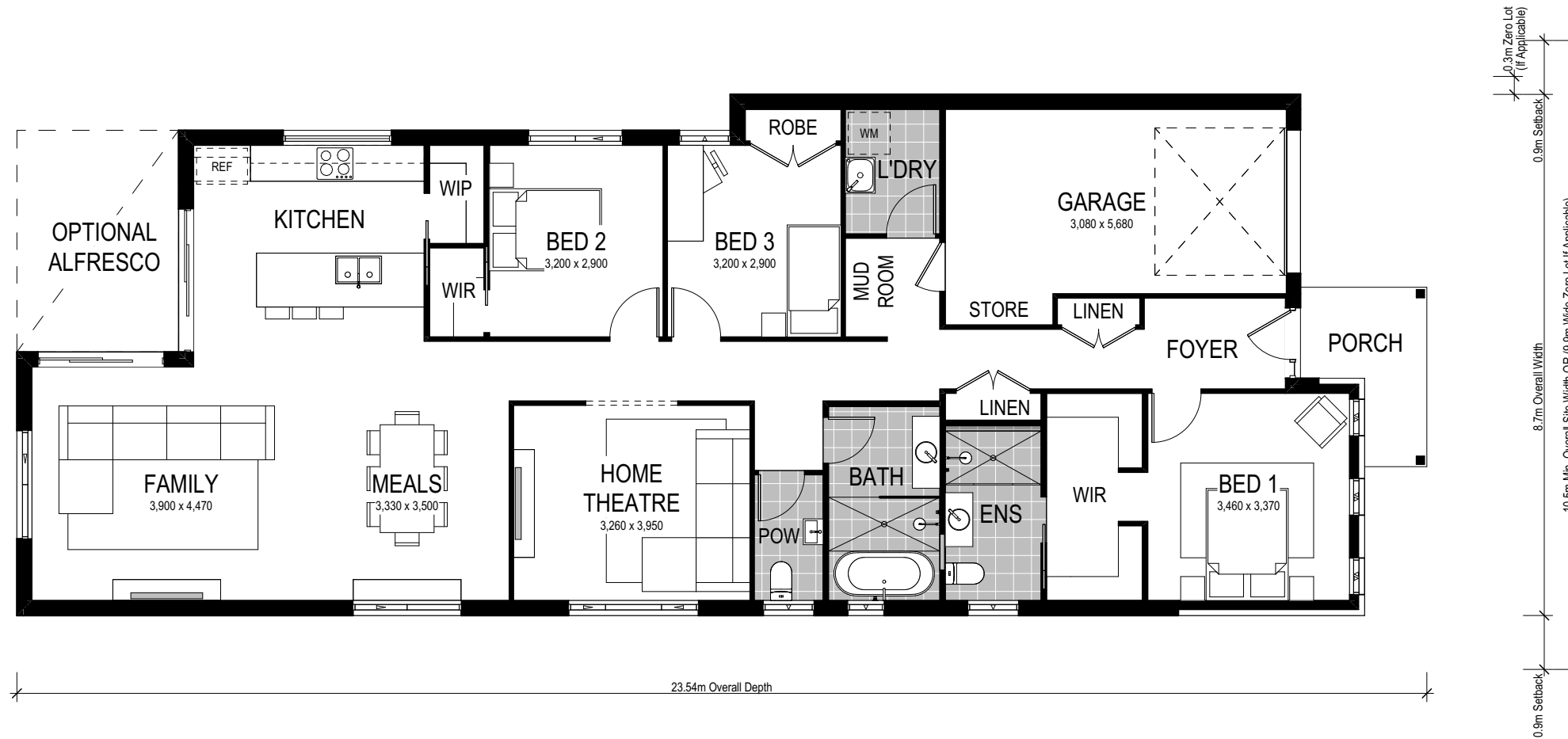
Coogee 1 178

-  4 Bed
-  2 Bath
-  1 Park

Crafted for narrow sites, the four-bedroom Coogee 1 178 is a compact yet feature-packed design ideal for investors, downsizers or first-time homebuyers. The foyer leads to a home theatre for family movie nights, and a hallway connects three spacious bedrooms with easy bathroom access. The smart design includes a luxurious master suite and an entertainment precinct with an open-plan layout for family, meals, and kitchen spaces. A walk-in pantry ensures storage, and the option to add an alfresco expands the entertaining area. A single garage with bonus storage, accessed through a modern mudroom, keeps living spaces clutter-free. Ideal for those seeking seamless living in a stylish, space-efficient home.




This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Multiple facade options
- ✓ Smart storage options
- ✓ Easy to unfold onto alfresco area
- ✓ Walk-in pantry
- ✓ Home theatre room
- ✓ Mudroom



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

Coogee 2 178

-  3 Bed
-  2 Bath
-  1 Park

Alongside the aforementioned floorplan elements of the 1 Coogee 178, this alternate Coogee 2 178 design places the master bedroom to the front of the floorplan. Providing ultimate privacy, the master suite features a gorgeous dual walk-in robe and ensuite. The family, meals and kitchen zone to the rear of the floorplan ensures seamless entertaining in the Coogee 2 178.


This home comes with many great features:

- ✓ Variety of open plan living areas
- ✓ Multiple facade options
- ✓ Smart storage options
- ✓ Easy to unfold onto alfresco area
- ✓ Walk-in pantry
- ✓ Home theatre room
- ✓ Mudroom

Facade options and features




Executive Facade


 **Roof Type**
Tiles

 **Total m²/Sq**
178.20/19.18



Hamptons Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
178.28/19.19



Retro Facade


 **Roof Type**
Colorbond

 **Total m²/Sq**
175.20/18.86



Metro Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
175.17/18.86



Cosmo Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
177.98/19.16

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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