



SAPPHIRE
COLLECTION



 **LOT 2**
JONATHAN STREET
ELEEBANA, NSW

BYRON 250 | METRO

 4 Beds
  2.5 Baths
  2 Park
  26.1 Squares
  10.8m Wide

Land Size: 570.8m²

\$1,275,000

Including Land: \$735,000



***Sophisticated
inclusions with
value and style***

HOUSE AND LAND PACKAGE INCLUDES:

- ✓ BASIX and water tank
- ✓ Standard site costs
- ✓ Termite resistant frames and trusses
- ✓ Sarking under roof tiles
- ✓ Large double garage with remote door
- ✓ Flyscreens to all windows and sliding doors
- ✓ Italian made stainless steel dishwasher & microwave
- ✓ 900mm cook-top & under-bench oven
- ✓ Luxurious 20mm stone kitchen benchtops
- ✓ Three coat Premium Taubmans paint ^{*}(internal walls)
- ✓ Alfresco entertainment area
- ✓ Daikin ducted air conditioning system
- ✓ Quality flooring throughout
- ✓ Laundry fitout with Polytec cabinetry

Sales Executive


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\$30,000
LUXURY
UPGRADES

For just \$3k when you build new
with the Montgomery Homes
Sapphire Collection

BYRON 250 | METRO

 4 Beds
  2.5 Baths
  2 Parks

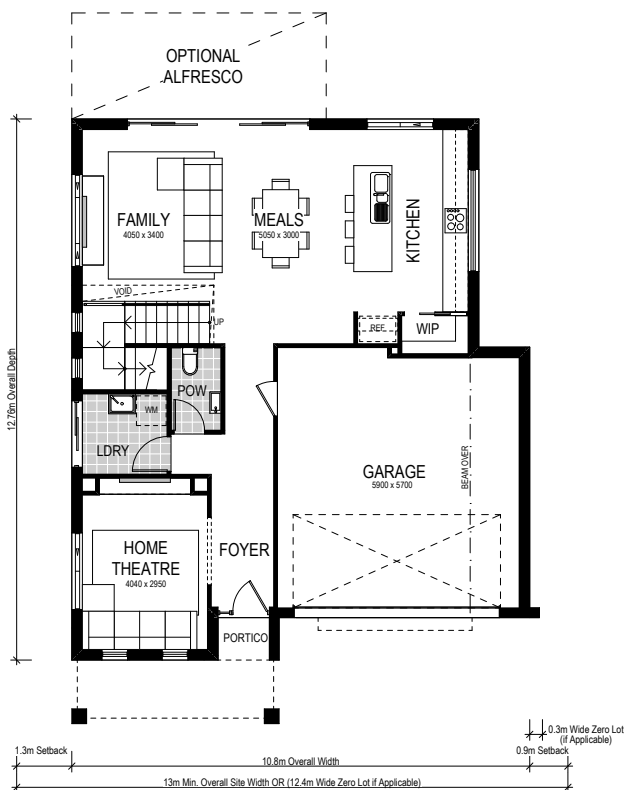
Make yourself at home in the Byron 250, a two storey design suitable for a level, shallow site with a 13m wide frontage or more. With primary living and dining areas on the lower floor that flow to an optional alfresco area, this home is great for entertaining. The design features a home theatre room, rumpus and living area, and four bedrooms.

Three separate living areas, including a home theatre and rumpus room gives your family space while creating a contemporary and functional heart of the home with the open plan living and kitchen area on the lower floor. This is the perfect big family home with enough room for guests, time away from the kids or even a family movie night.

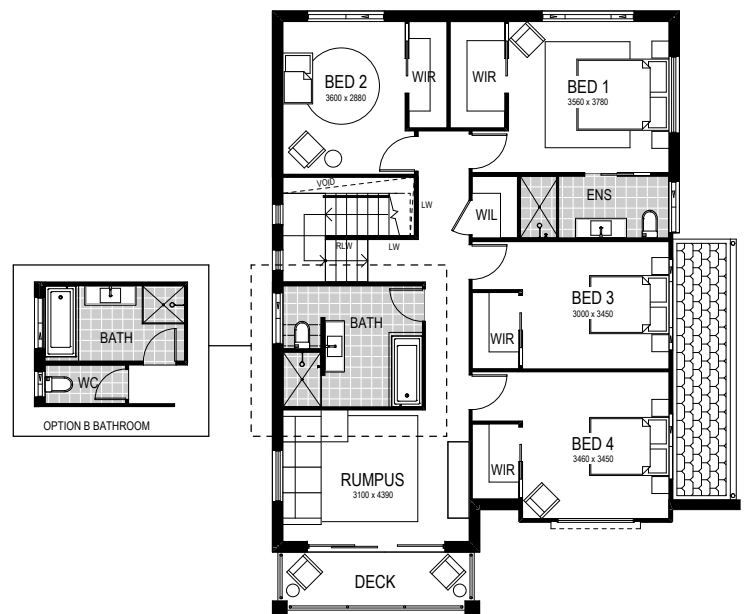


- ✓ Sapphire inclusions
- ✓ Site costs and BASIX
- ✓ Quality Italian-made appliances
- ✓ Modern design

Lower Floor



Upper Floor



***CONDITIONS APPLY** This is not a final tender. Montgomery Homes reserves the right to revise plans, pricing and specifications without obligation or notice. Pricing is subject to Council and statutory or regulatory authority requirements (Eg. BASIX, Mines, Bushfire etc). Designs and plans are copyright protected and remain the property of Montgomery Homes Pty Ltd at all times. Images are for illustrative purposes only. Refer to Tender for pricing or inclusions/exclusions regarding external works i.e. turf, landscaping, driveway, retaining walls, and floor coverings, window furnishings and light fittings.