



**MONTGOMERY**  
HOMES

# HOUSE AND LAND *PACKAGE*



**SAPPHIRE**  
COLLECTION



 **LOT 306**  
BRUSH CREEK  
EDGEWORTH, NSW

**SOUTHPORT 189 | COSMO**

      
4 Beds   2.5 Baths   2 Parks   20.9 Squares   10.2m Wide

Land Size: 489m<sup>2</sup>

**\$799,000**  
Including Land



*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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RECEIVE  
**\$30,000**  
OF UPGRADES

FOR ONLY  
**\$3,000**

montgomeryhomes.com.au

 **LEVEL**  
SITES

# SOUTHPORT 189 | COSMO



4 Beds



2.5 Baths



2 Parks

Our Southport 189 is a great family home suitable for a narrow, shallow block yet still provides ample space and style.

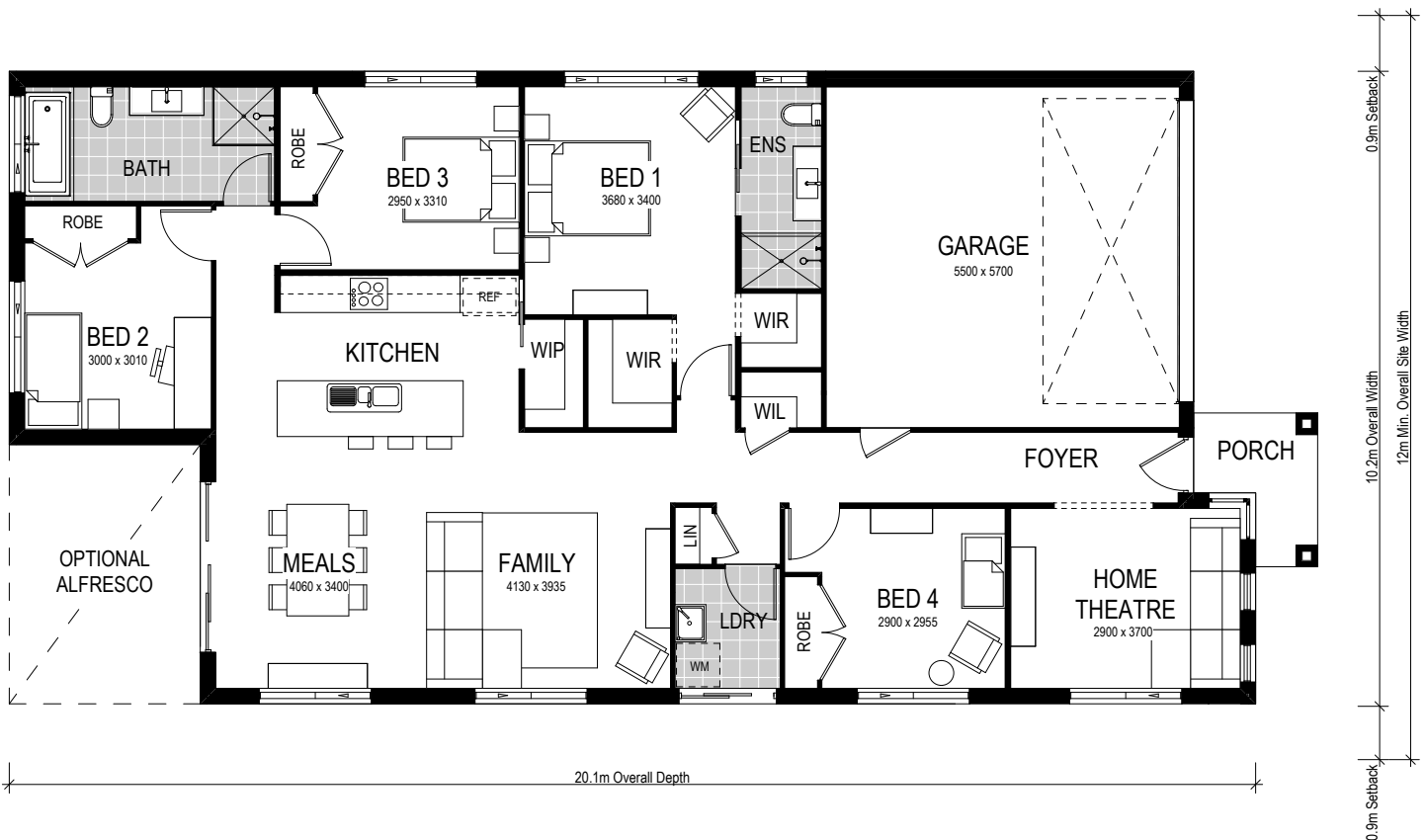
This modern design benefits from an open plan living space which flows seamlessly from the foyer to the gourmet kitchen, meals room, and family areas. This living area is a beautiful space that connects to the backyard, perfect for year-round entertaining.

The master suite is removed from the busiest part of the home with a set-back entrance for maximum privacy. Further to the rear of the home, adjacent to the main bathroom, are two more bedrooms both with built-in robes. The fourth bedroom is located at the front of the house and includes built-in robes.

The Southport 189 is one of our newest home designs, that has been thoughtfully designed to provide all the mod-cons you need in your new home suitable for a smaller block.



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



**\*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.