MONTGOMERY HOMES

HOUSE AND LAND PACKAGE

SAPPHIRE COLLECTION

📍 **LOT 158**
Loxford Boulevard
Gillieston Heights

AIRLIE 222 | GRANDE

4 Beds   2 Baths   2 Parks   23.7 Squares   12.5m Wide
Land Size: 588m²

$930,000
Including Land

HOUSE AND LAND PACKAGE INCLUDES:

Sophisticated inclusions with value and style

- ✓ 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

- ✓ Stainless steel dishwasher & microwave
- ✓ 900mm cooktop and under bench oven
- ✓ Luxurious 20mm stone kitchen benchtops
- ✓ Daikin Inverter ducted air conditioning (single zone)
- ✓ Laundry fit out with Polytec cabinetry

Sales Executive
Carl Sullivan | 0403 434 599
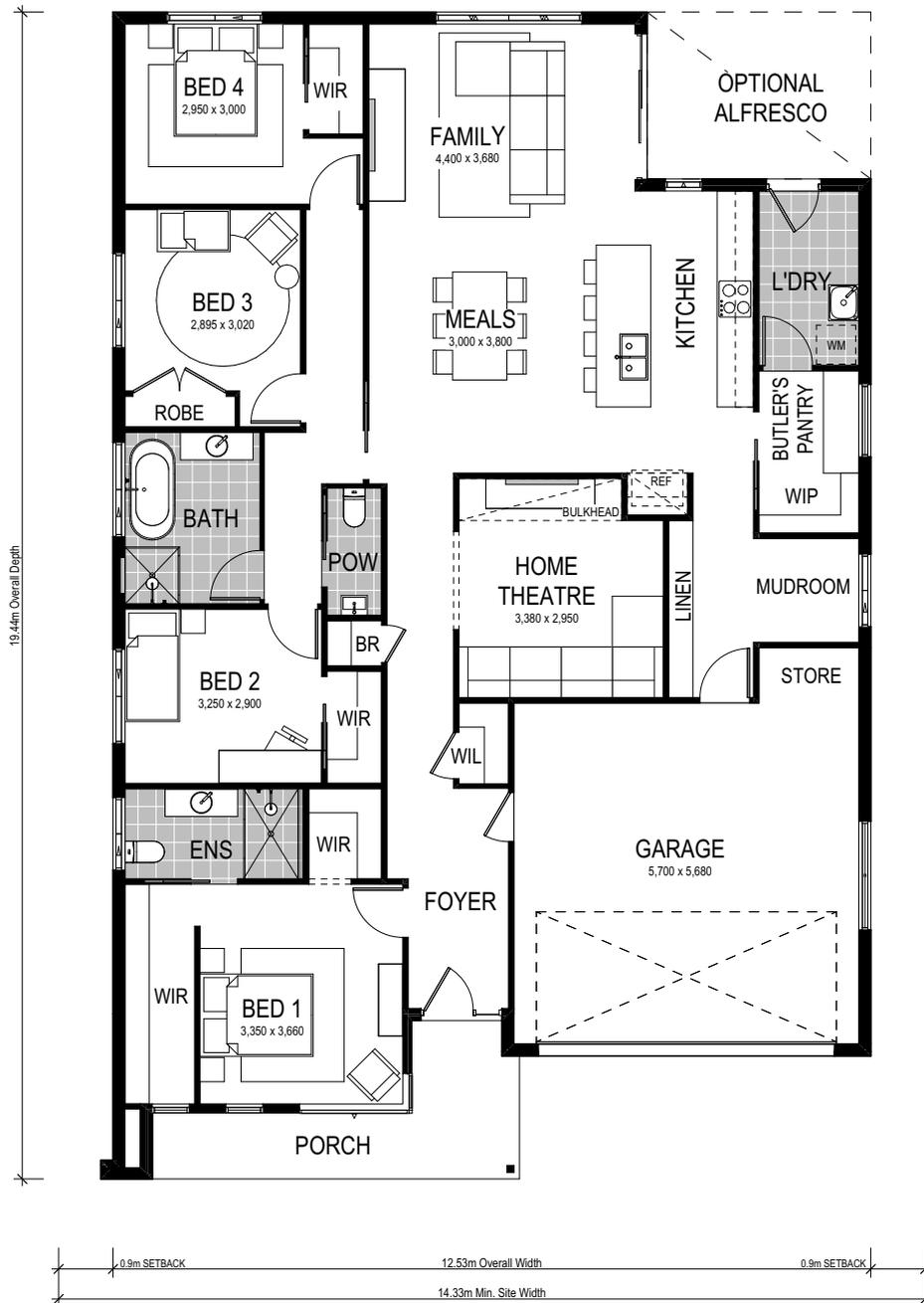carl.sullivan@montgomeryhomes.com.au

$55,000 OF BONUS LUXURY UPGRADES

AIRLIE 222 | GRANDE

4 Beds   **2 Baths**   **2 Parks**

This floorplan combines the very best of luxury and practicality. With multiple living spaces (including a home theatre), four bedrooms, and a sizeable open-plan kitchen, meals and family zone — the Airlie 222 is ideal for entertaining. A contemporary Butler's Pantry and mud room have been cleverly tucked away from the main living area to ensure maximum aesthetics and convenience.

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

Floorplan rooms and dimensions:

- BED 4 — 2,950 x 3,000
- WIR
- FAMILY — 4,400 x 3,680
- OPTIONAL ALFRESCO
- BED 3 — 2,895 x 3,020
- MEALS — 3,000 x 3,800
- KITCHEN
- L'DRY
- WM
- ROBE
- BATH
- BUTLER'S PANTRY
- WIP
- POW
- REF
- BULKHEAD
- HOME THEATRE — 3,380 x 2,950
- LINEN
- MUDROOM
- BR
- BED 2 — 3,250 x 2,900
- STORE
- WIR
- WIL
- ENS
- WIR
- GARAGE — 5,700 x 5,680
- FOYER
- WIR
- BED 1 — 3,350 x 3,660
- PORCH

19.44m Overall Depth

0.9m SETBACK   12.53m Overall Width   0.9m SETBACK

14.33m Min. Site Width

feel at home