

# Montague

When you are after traditional Queensland style and ease of living, the Montague is perfect for first home buyers or older couples looking to downsize.

Its compact design is made for sloping, small or awkward blocks. The open-plan living, dining and kitchen flow into an integrated alfresco area, creating a light, airy space, perfect for the Queensland outdoor lifestyle.

The master bedroom connects with outdoor spaces and has generous storage space with adjoining ensuite. Two double bedrooms are ideal for a young family or for older couples downsizing to a low-maintenance lifestyle.

An optional garage is available depending on the style of block.



## ROOMS

|          |             |
|----------|-------------|
| Kitchen  | 3.6m x 2.5m |
| Dining   | 3.0m x 5.0m |
| Living   | 3.5m x 3.8m |
| Bed 1    | 3.0m x 3.8m |
| Bed 2    | 3.0m x 3.2m |
| Bed 3    | 3.0m x 3.2m |
| Alfresco | 4.0m x 5.0m |

## AREAS

|              |                            |
|--------------|----------------------------|
| House        | 114.40m <sup>2</sup>       |
| Porch        | 2.30m <sup>2</sup>         |
| Deck         | 20.30m <sup>2</sup>        |
| <b>TOTAL</b> | <b>137.00m<sup>2</sup></b> |