



M O N T R O S E

B O T A N Y





M O N T R O S E  
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21 - 23 Daphne St, Botany











Artist's impression

External





# A LIFE DIVINE

21 - 23 Daphne St, Botany

Where modernity and timeless  
sophistication meet.

It begins here.

## MONTROSE BOTANY

An assemblage of just 16 townhouses  
ideally located amongst the vibrancy of an  
ever-changing Botany. Montrose will redefine  
what you expect from luxury townhouse living.

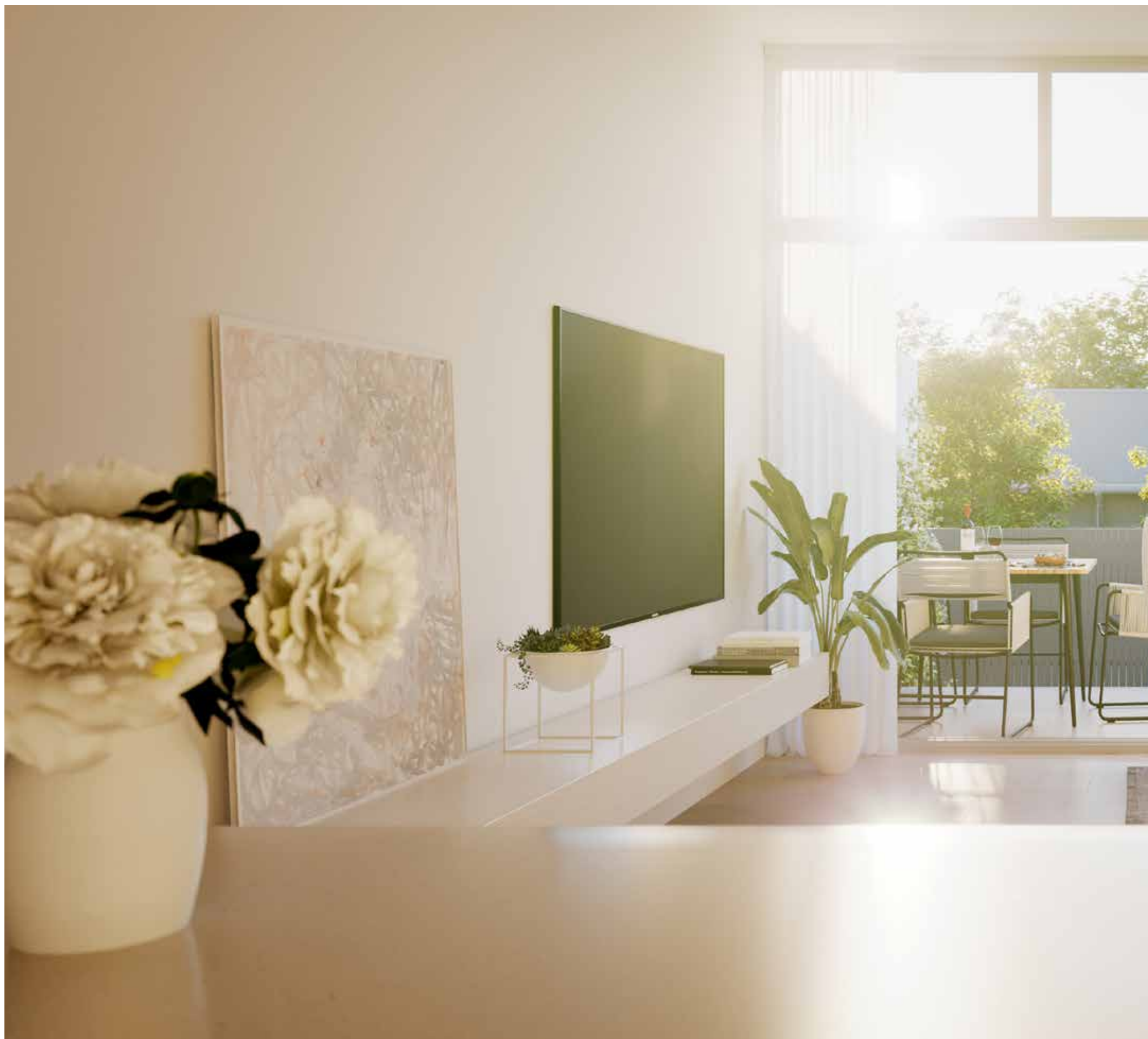
This is the life you've been waiting for.





Artist's impression

Living - Dark Scheme







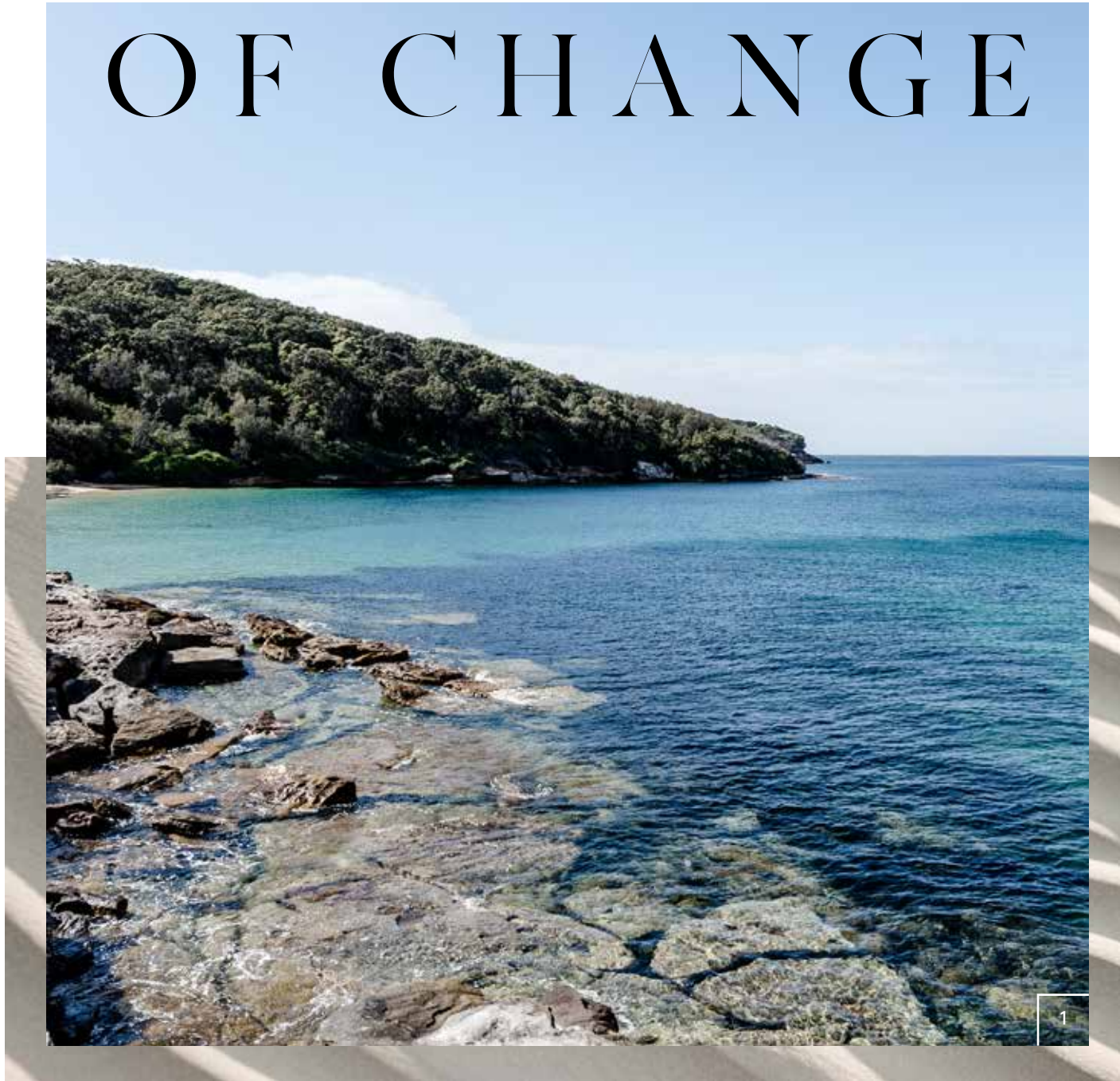
Artist's impression

Living - Light Scheme





# A DESTINATION OF CHANGE



Urban and residential  
collide to create a unique  
established community.

Botany's growing residential neighbourhood has made it  
one of the most desirable in the eastern suburbs of Sydney.

This lively metropolis boasts specialty coffee from the likes  
of Botany Buzz, hidden beachside spots like Yarra Bay and  
Congwong Beach, and endless recreation, from pristine  
golf courses, to outdoor green parklands.







2



4

1. Congwong Beach
2. Bumbora Point
3. Yarra Bay
4. The Boatshed La Perouse
5. Bumbora Point



3



5

From Montrose, you're just 10km to the Sydney CBD, 300m from the main street of Botany, and only a 3-minute walk to the nearest bus stop. A short drive will see you at Sydney Domestic and International airports, as well as Westfield Eastgardens and great schools.

Here, it all surrounds you.





1



2



1. The Lakes Golf Course
2. George Street, Sydney CBD
3. The Boatshed La Perouse
4. Booralee Park
5. Botany Aquatic Centre
6. ME Coffee Merchants









North



Park



Ocean



Bus Stop



Train Station



9.4kms to Sydney CBD







- 1. Booralee Park
- 2. Little Congwong Beach Track
- 3. Congwong Beach





# A LANDMARK THAT'S STREETS AHEAD



Artist's impression

Bedroom

Montrose  
is a clever  
masterpiece  
– one that delivers  
high-end luxury,  
yet feels just  
like home.

Montrose radiates the epitome of simple,  
yet stunning sophistication.

Its monochromatic hues perfectly merge with  
the surrounding green streetscapes to create  
a luxury landmark that sits well above the rest.

All townhouses are 3-bedroom and  
2.5 bathroom – with private balconies  
and courtyards, 2 car spaces, and storage.  
Each is open plan, designed to bring together  
the kitchen, dining and living spaces to  
create a true centre, where you can relax  
and entertain with ease. Its corner position  
welcomes in an abundance of natural light  
and air into each corner of every room.





Artist's impression

Bathroom - Light Scheme



Artist's impression

Bathroom - Dark Scheme





# WHEN ONLY THE VERY BEST WILL DO

Light and dark colour schemes allow the interiors of each townhouse to deliver ultimate style and functionality.

From its oak veneer flooring throughout the living spaces, to the modern showerhead fixtures in each bathroom, every detail at Montrose, big and small, has been carefully considered and selected.

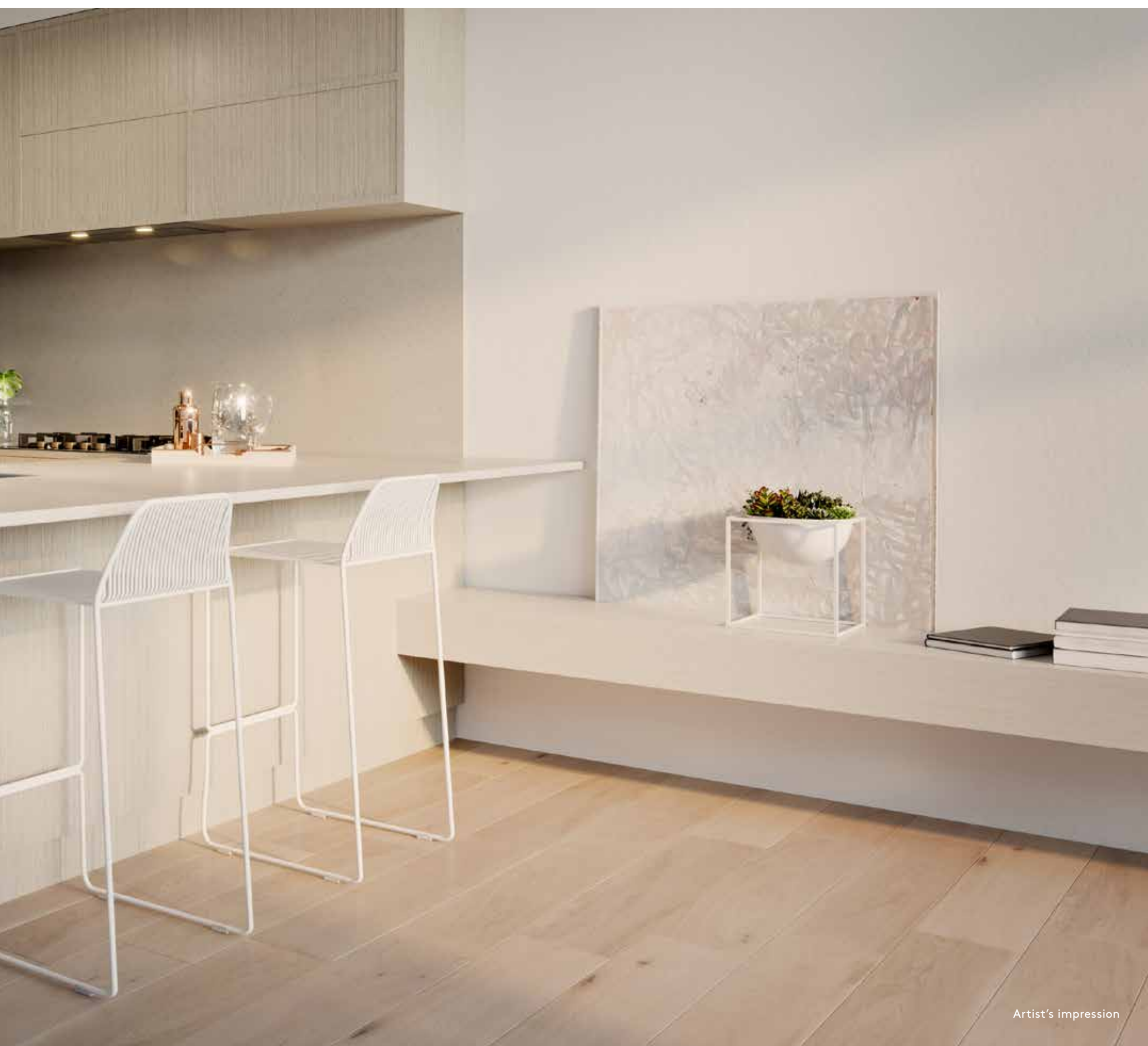
Kitchens feature elegant Caesarstone concrete benchtops and splashbacks.

Ensuites are a pure resort-style experience, with indulgent freestanding baths and expansive double vanities.

As for the finer details, nothing has been overlooked – crafted mirrors, sleek lighting and tapware of the best aesthetic have all been individually chosen to deliver townhouse living that is second to none.







Artist's impression

Kitchen - Light Scheme







Artist's impression

Kitchen - Dark Scheme

III

# FINISHES SCHEDULE

DARK INTERIOR FINISHES SCHEDULE

Room	Description/Material	Colour/Finish
GROUND FLOOR - GARAGE		
Flooring	Polished Concrete	Clear Seal and Polish
Ceiling	Paint	White
Interior Walls	Paint	White

GROUND FLOOR - LAUNDRY		
Flooring	Polished Concrete	Clear Seal and Polish
Ceiling	Paint	White
Interior Walls	Ceramic Tile	White
Cabinets	Polytec 16mm MDF Moisture Resistant Melamine coated	Black Woodmatt
Kickboards	Polytec 16mm MDF Moisture Resistant Melamine coated	Black Woodmatt
Laundry Tub	Single Sink	Black
Laundry Mixer Tap	Pull Down Mixer Tap	Black

GROUND FLOOR - WC		
Flooring	High Quality Ceramic Tile	Light Grey
Ceiling	Paint	White
Interior Walls	Paint	White
Floor Mounted Toilet	Back to Wall Pan	White Porcelain
Vanity	Soft Close Drawers	Black Oak Look
Vanity Benchtop	Stone	Black
Shaving Cabinet	Double Cabinet	Black/Mirror
Vanity Basin	Square Vessel	White Porcelain
Basin Mixer Tap	Wall Basin Mixer Set	Black

GROUND FLOOR - LIVING AND DINING		
Flooring	European Oak	Dark Stained Finish
Ceiling	Paint	White
Interior Walls	Paint	White
Television Stand	Polytec 16mm MDF Moisture Resistant Melamine Coated	Black Woodmatt

GROUND FLOOR - KITCHEN		
Flooring	European Oak	Dark Stained Finish
Ceiling	Paint	White
Interior Walls	Paint	White
Benchtop	Caesarstone	Concrete Look
Cabinets	Polytec 16mm MDF Moisture Resistant Melamine coated	Black Woodmatt
Splashback	Caesarstone	Concrete Look
Kickboards	Polytec 16mm MDF Moisture Resistant Melamine coated	Black Woodmatt
Kitchen Sink	Double Sink	Black
Kitchen Sink Mixer Tap	Pull Down Mixer Tap	Black

FIRST FLOOR - HALL		
Flooring	Cavalier Bremworth 100% Wool Carpet	Felucca
Ceiling	Paint	White
Interior Walls	Paint	White

FIRST FLOOR - BEDROOMS		
Flooring	Cavalier Bremworth 100% Wool Carpet	Felucca
Ceiling	Paint	White
Interior Walls	Paint	White
Cabinets	Polytec 16mm MDF Moisture Resistant Melamine coated	Black Woodmatt



FIRST FLOOR - BATHROOM		
Flooring	High Quality Ceramic Tile	Light Grey
Ceiling	Paint	White
Interior Walls	High Quality Ceramic Tile	Light Grey
Feature Wall	High Quality Ceramic Tile	Light Grey/Textured
Floor Mounted Toilet	Back to Wall Pan	White Porcelain
Vanity	Soft Close Drawers	Black Oak Look
Vanity Benchtop	Stone	Black
Shaving Cabinet	Double Cabinet	Black/Mirror
Vanity Basin	Square Vessel	White Porcelain
Basin Mixer Tap	Wall Basin Mixer Set	Black
Heated Towel Rail	Heated Towel Rail	Black

FIRST FLOOR - ENSUITE		
Flooring	High Quality Ceramic Tile	Dark Grey
Ceiling	Paint	White
Interior Walls	High Quality Ceramic Tile	Dark Grey
Feature Wall	High Quality Ceramic Tile	Dark Grey/Textured
Vanity Wall Light	Wall Mount Vanity Light	Black
Floor Mounted Toilet	Back to Wall Pan	White Porcelain
Vanity	Soft Close Drawers	Black Oak Look
Vanity Benchtop	Stone	Black
Shaving Cabinet	Oval	Black/Mirror
Vanity Basin	Square Vessel	White Porcelain
Basin Mixer Tap	Wall Basin Mixer Set	Black

Heated Towel Rail	Heated Towel Rail	Black
Freestanding Bath	Freestanding Bath	Black/White

DOOR HANDLES & DOOR ACCESSORIES		
Front Door Handle	Pull Handle	Stainless Steel
Dead Bolt Lock	Double Cylinder Deadbolt	Stainless Steel

KITCHEN APPLIANCES		
Miele Oven	Miele Oven	Stainless Steel
Miele Microwave Oven	Miele Microwave Oven	Stainless Steel
Miele Cooktop	Gas	Stainless Steel
Miele Dishwasher	Fully Integrated	Stainless Steel



MONTROSE  
BOTANY

LIGHT INTERIOR FINISHES SCHEDULE

GROUND FLOOR - GARAGE		
Flooring	Polished Concrete	Clear Seal and Polish
Ceilings	Paint	White
Interior Walls	Paint	White

GROUND FLOOR - LAUNDRY		
Flooring	Polished Concrete	Clear Seal and Polish
Ceiling	Paint	White
Interior Walls	Ceramic Tile	White
Cabinets	Polytec 16mm MDF Moisture Resistant Melamine coated	Marni Lini Finegrain
Kickboards	Polytec 16mm MDF Moisture Resistant Melamine coated	Marni Lini Finegrain
Laundry Tub	Single Sink	Stainless Steel
Laundry Mixer Tap	Pull Down Mixer Tap	Chrome

GROUND FLOOR - WC		
Flooring	High Quality Ceramic Tile	Natural Beige
Ceiling	Paint	White
Interior Walls	Paint	White
Floor Mounted Toilet	Back to Wall Pan	White Porcelain
Vanity	Soft Close Drawers	Natural Oak Look
Vanity Benchtop	Stone	White
Shaving Cabinet	Double Cabinet	Natural Oak Look/ Mirror
Vanity Basin	Square Vessel	White Porcelain
Basin Mixer Tap	Wall Basin Mixer Set	Chrome

GROUND FLOOR - LIVING AND DINING		
Flooring	European Oak	Natural Stained Finish
Ceiling	Paint	White
Interior Walls	Paint	White
Television Stand	Polytec 16mm MDF Moisture Resistant Melamine Coated	Marni Lini Finegrain





GROUND FLOOR- KITCHEN

Flooring	European Oak	Natural Stained Finish
Ceiling	Paint	White
Interior Walls	Paint	White
Benchtop	Caesarstone	Concrete Look
Cabinets	Polytec 16mm MDF Moisture Resistant Melamine coated	Marni Lini Finegrain
Splashback	Caesarstone	Concrete Look
Kickboards	Polytec 16mm MDF Moisture Resistant Melamine coated	Marni Lini Finegrain
Kitchen Sink	Double Sink	Stainless Steel
Kitchen Sink Mixer Tap	Pull Down Mixer Tap	Chrome

FIRST FLOOR - HALL

Flooring	Cavalier Bremworth 100% Wool Carpet	Lupine
Ceiling	Paint	White
Interior Walls	Paint	White

FIRST FLOOR - BEDROOMS

Flooring	Cavalier Bremworth 100% Wool Carpet	Lupine
Ceiling	Paint	White
Interior Walls	Paint	White
Cabinets	Polytec 16mm MDF Moisture Resistant Melamine coated	Marni Lini Finegrain

FIRST FLOOR - BATHROOM

Flooring	High Quality Ceramic Tile	Natural Beige
Ceiling	Paint	White
Interior Walls	High Quality Ceramic Tile	Natural Beige
Feature Wall	High Quality Ceramic Tile	Natural Beige / Textured
Floor Mounted Toilet	Back to Wall Pan	White Porcelain
Vanity	Soft Close Drawers	Natural Oak Look
Vanity Benchtop	Stone	White
Shaving Cabinet	Double Cabinet	Natural Oak Look / Mirror

Vanity Basin	Square Vessel	White Porcelain
Basin Mixer Tap	Wall Basin Mixer Set	Chrome
Heated Towel Rail	Heated Towel Rail	Chrome

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Freestanding Bath	Freestanding Bath	White

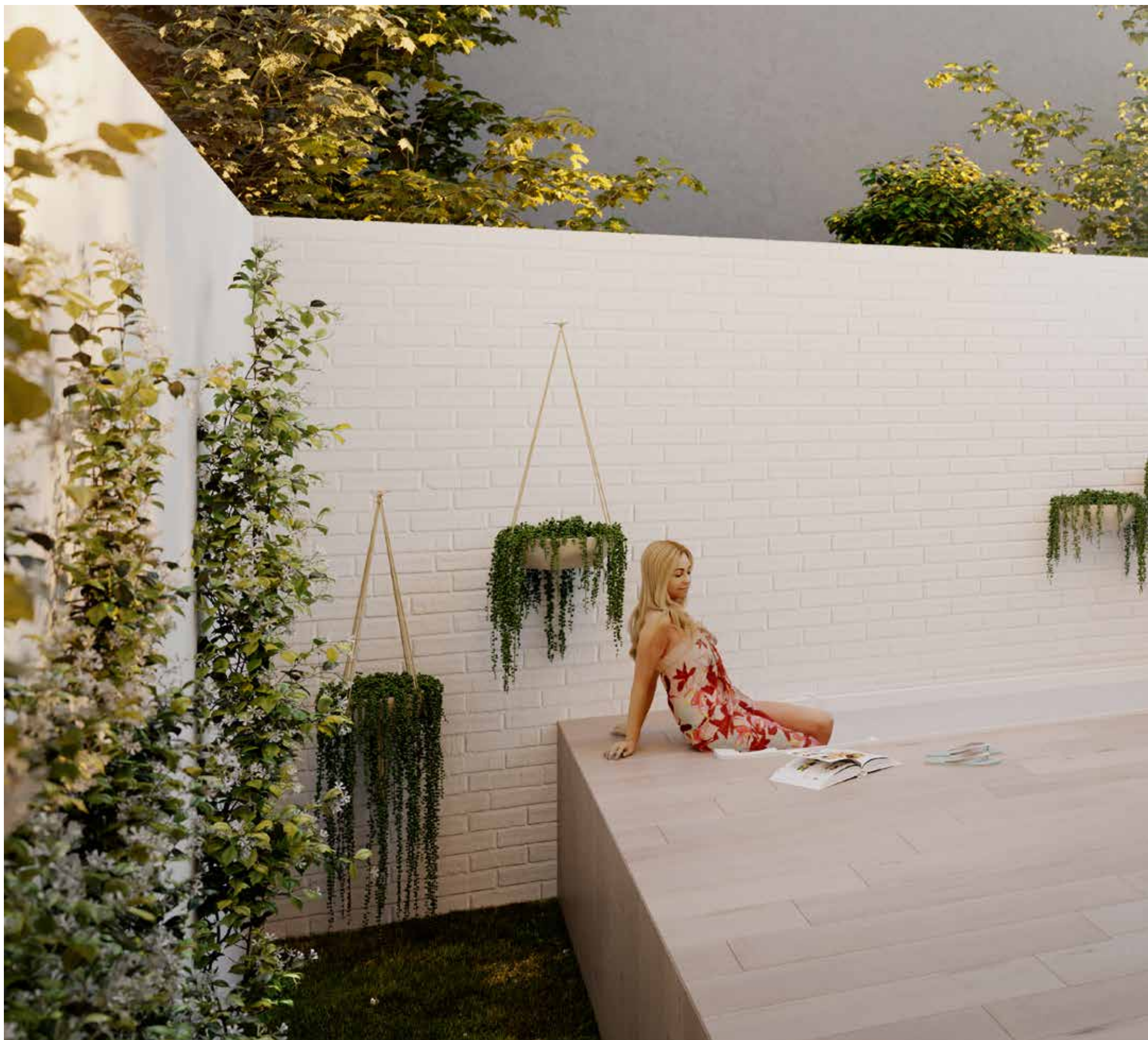
DOOR HANDLES & DOOR ACCESSORIES

Front Door Handle	Pull Handle	Stainless Steel
Dead Bolt Lock	Double Cylinder Deadbolt	Stainless Steel

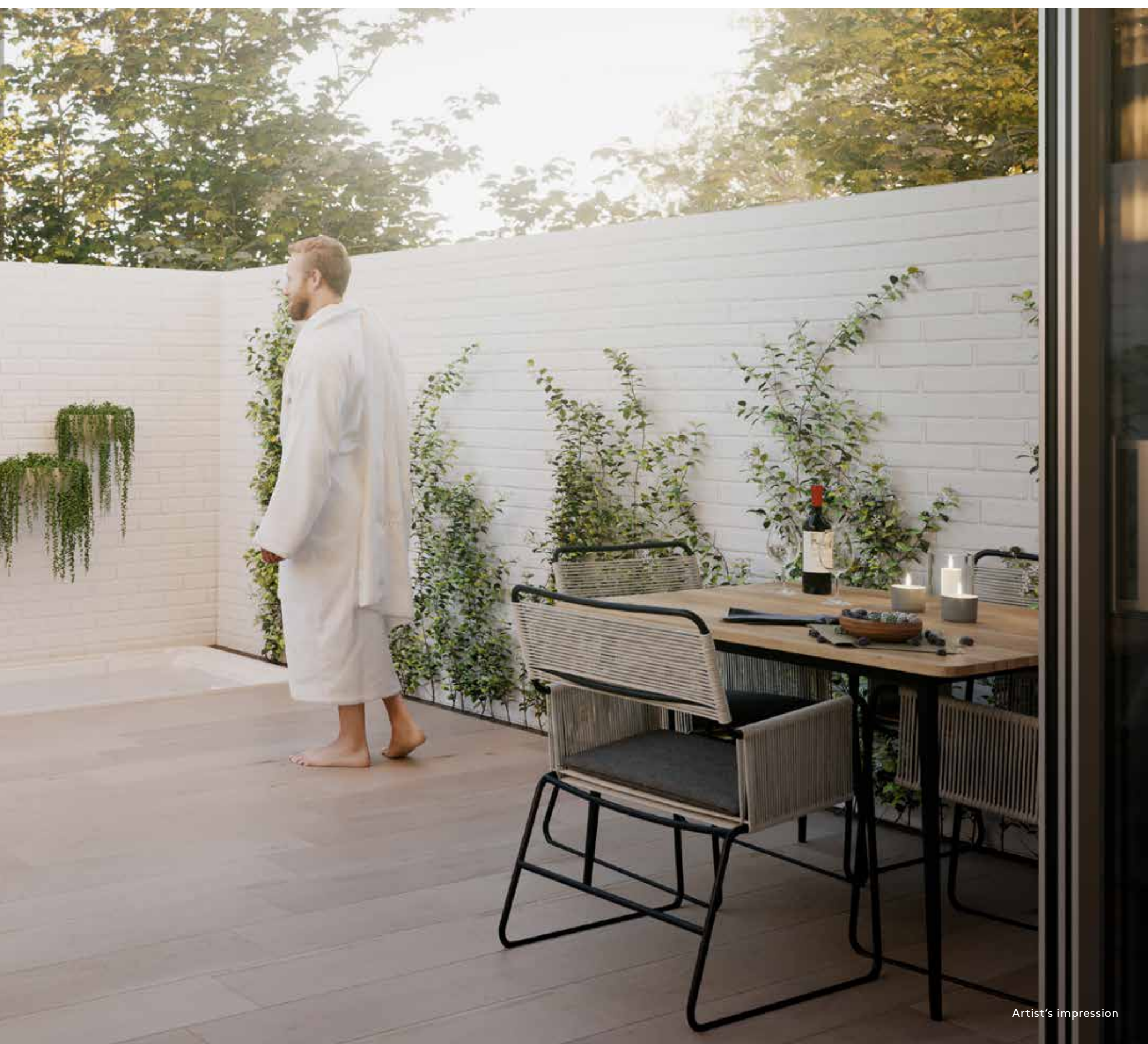
KITCHEN APPLIANCES

Miele Oven	Miele Oven	Stainless Steel
Miele Microwave Oven	Miele Microwave Oven	Stainless Steel
Miele Cooktop	Gas	Stainless Steel
Miele Dishwasher	Fully Integrated	Stainless Steel









Artist's impression

Spa optional upgrade



# A TEAM AT THE FOREFRONT OF OPULENT LIVING

A local Sydney-based team of talent and experience has come together to bring this premium development to life.

LUXE<sup>CO</sup>

DEVELOPER

Leading luxury developer Luxeco's team have been delivering top-tier developments right across New South Wales for over 30 years. With expertise across land, residential, commercial and retail, their dedicated team have earned a renowned reputation with owner occupiers and investors alike.







Artist's impression

Courtyard



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