

Hallbury

An architectural rendering of a modern two-story house. The house features a dark grey brick base with two large garage doors. Above the brick is a second floor with large glass windows and a balcony. The roof is dark grey with a white underside. The house is set on a green lawn with a white retaining wall in the foreground. The sky is blue with white clouds.

CASE STUDY
DROMANA



Client's Brief

“Open plan living to First Floor, there are views of bay to the front, 8m height restriction in the municipality.

2 beds to First Floor, 2 beds and rumpus to Ground Floor, we like modern/industrial look with black accents.”

Budget

\$1m

Location

Dromana

Block Conditions

- Planning requirements including a design & development overlay
- 5m fall across the land

Design Solution

Base Design

- Custom

Design Customisation

- Multiple split level slab design
- 48.8 sq.m balcony to capture views
- 3 floors with staircases
- Void to third floor section
- Side entry with gate
- 4 car garage with hoist and storage room
- Future lift provisions

Site Requirements

- P class slab
- Timber sub-floor
- Retaining walls and services
- Earthworks and soil removal

Exterior Design

- Metallix Bricks and off white mortar
- Axon vertical cladding
- 900mm eaves to ground floor

Client Specifications

- Feature 1200 pivot entry door
- 2340 high internal doors
- Plaster reveals to windows and external doors
- Clear blackbutt timber closed tread staircases
- Custom cabinetry design and finish throughout
- Custom electrical layout
- Custom robe and coat cupboards
- Custom sliding doors and windows
- Multi system split air conditioning

Project Total

- **\$980,835**

Excluding landscaping and decking

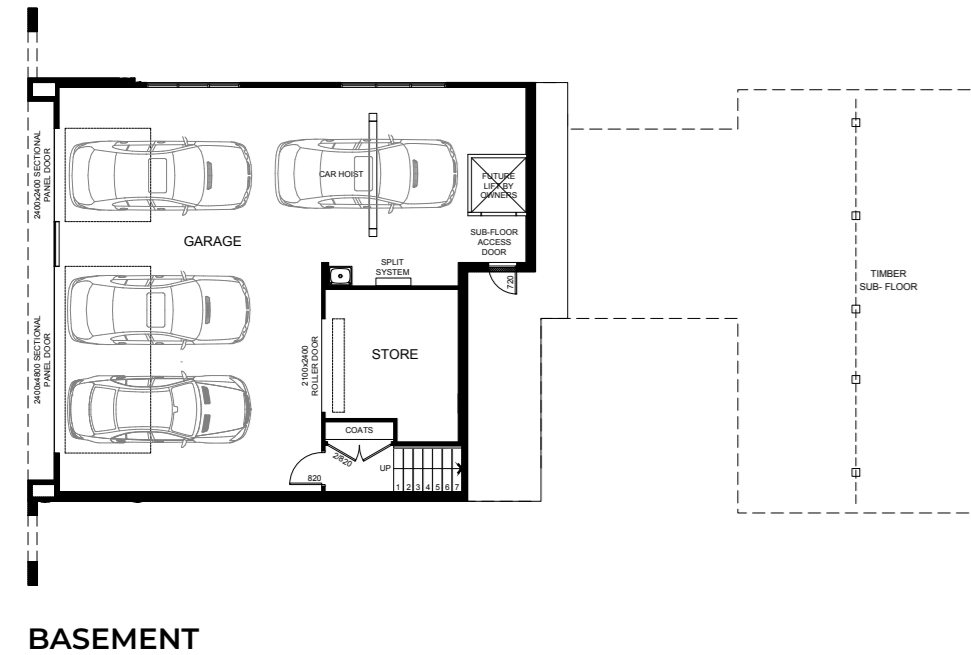
“Challenging blocks are seen by our team as an opportunity to create a design solution”

Outdoor Living Area

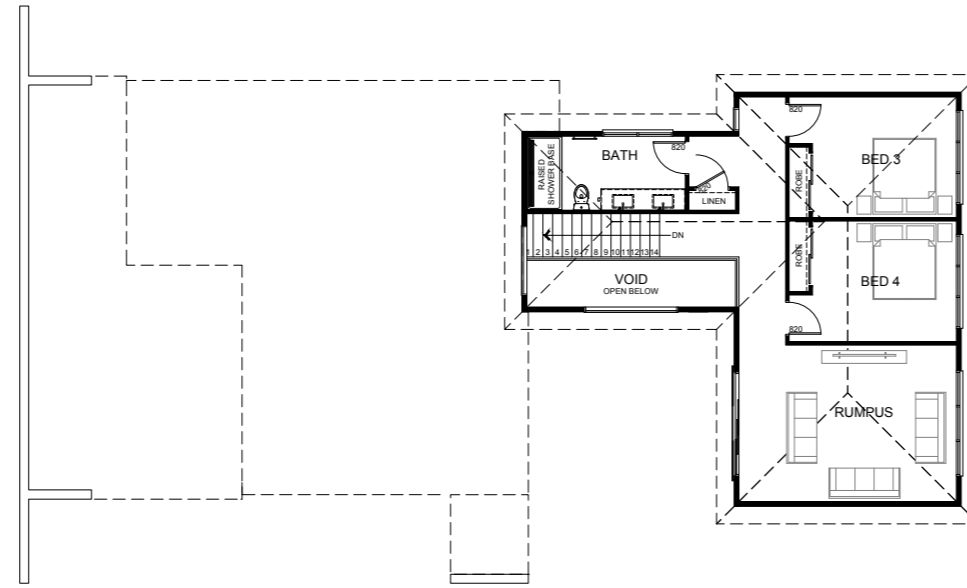
(3D Render for illustrative purposes only)

The Design

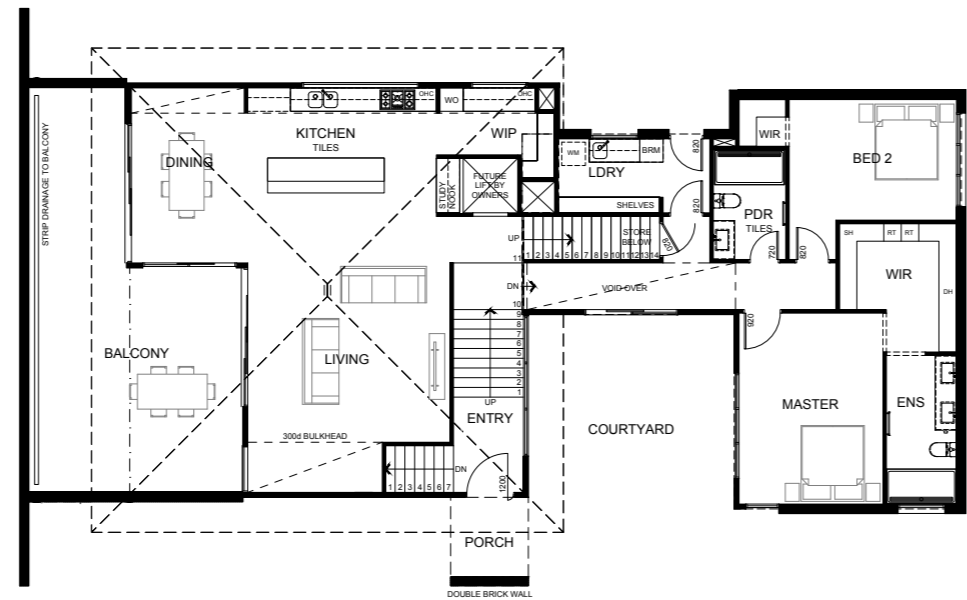
To address the 5m of fall on the block our designers split the home across three levels. It was important to the client to capture the bay views to the front of the block, so a large balcony and open living zone was orientated in this direction. The client also required a car hoist in the garage so additional height to the area was added and a shaft for a future lift was also incorporated in the design.



BASEMENT



FIRST FLOOR



GROUND FLOOR



Living Zone

(3D Render for illustrative purposes only)

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9770 8882

sales@hallburyhomes.com.au