



Hallbury

CASE STUDY
BENTLEIGH EAST



Dining Area Void

(3D Render for illustrative purposes only)

Client's Brief

“Hallbury have come highly recommended from my friend who recently built with you. I am looking for a double storey home for my family and I. We are on a major road just like my friend and we like your modern style of facades. We heard that you can modify your designs to suit, and work within our budget.”

Budget

\$700k - \$750k

Location

Bentleigh East

Block Conditions

- Demolition required

Design Solution

Base Design

- Design 11

Design Customisation

- Increase overall size by 8.6sq
- Flat roof to the front
- Custom facade design
- Custom kitchen design
- Custom window layout

Site Requirements

- Traffic management
- Storm water connection
- Earthworks and service
- Site cut and fill

Exterior Design

- 2.4m high decowood garage door
- Modern column facade form

Client Specifications

- Custom cabinetry design and vinyl wrap finish
- Natural quartz stone benchtops
- Floor to ceiling tiling to bathrooms
- Custom electrical layout including cctv, intercom and alarm system
- Custom sliding doors and windows
- 3 phase reverse cycle ducted heating and air conditioning
- Additional instantaneous hot water service

Project Total

- **\$730,341**

Excluding landscaping and paving

“Taking a pre-designed floor plan and modifying it into your dream home”

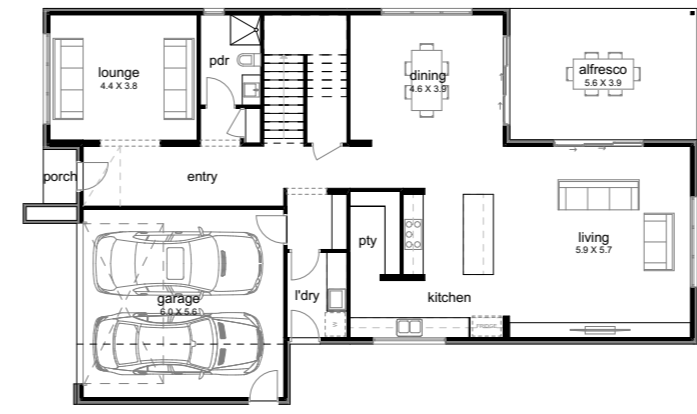
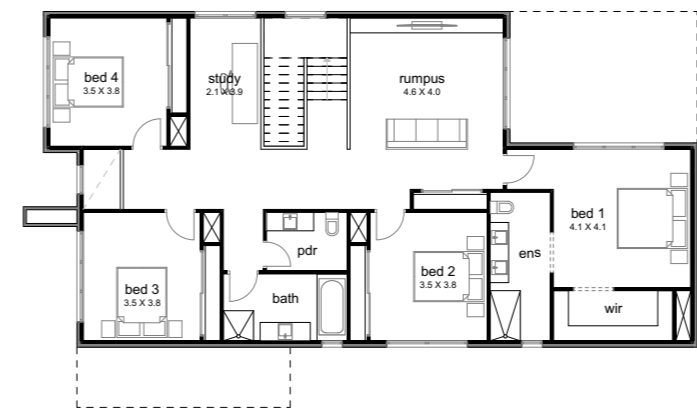


Facade

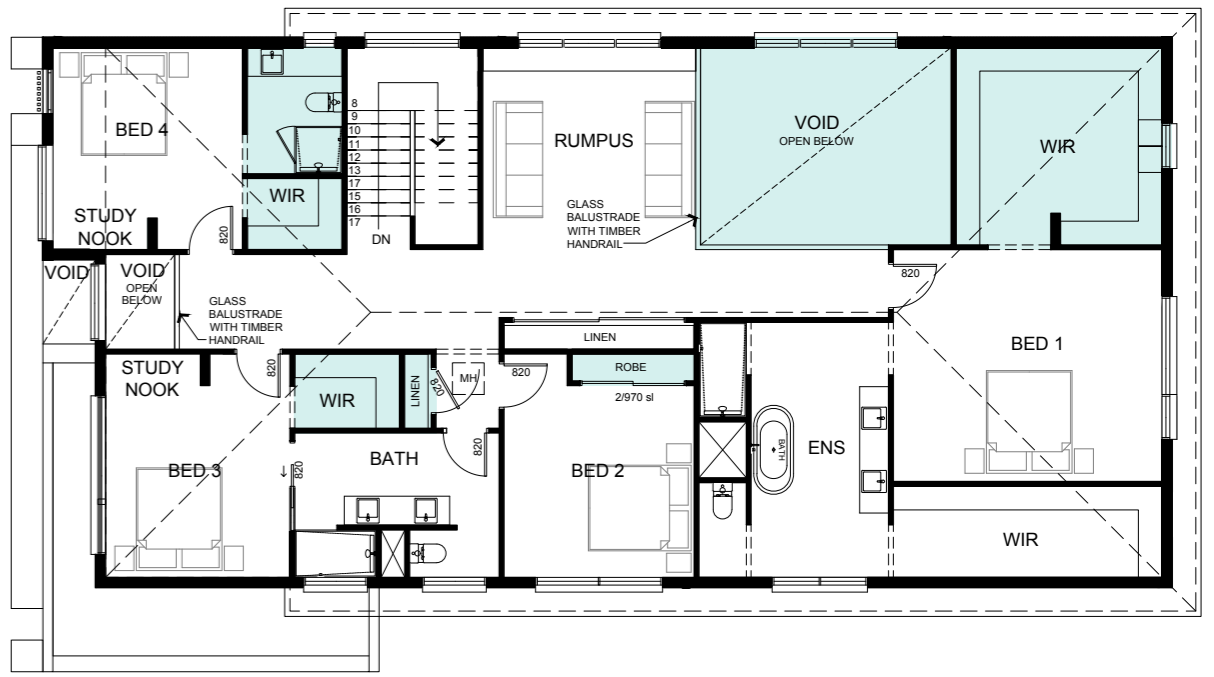
(3D Render for illustrative purposes only)

The Design

Base Design 008



Modified Areas



Open Living Area

(3D Render for illustrative purposes only)



Hallbury

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