

Hallbury



CASE STUDY
Frankston South



Master Ensuite

Client's Brief

“We have recently purchased a block in Frankston South and are looking for a local builder that can customise the floor plan to suit our growing families needs. We need a builder that can deliver our forever home.”

Budget
\$450-500k

Location
Frankston South

Block Conditions

- Rear Block with dirt road access
- Bal 12.5 Bushfire zone
- 3m Slope across the block
- Vegetation protection

Design Solution

Base Design

- Avoca 32

Design Customisation

- Increased floor space 14.1m²
- His and hers walk in robes
- Squared off theatre room
- Relocate pdr, bathroom & laundry
- Firebox for future gas fireplace

Site Requirements

- Additional steel slab reinforcement
- Bushfire protection upgrades
- Services supply greater than 6m

Exterior Design

- Custom Gable Exterior
- Cedar battens with stain finish
- Custom window layout
- Additional sliding doors

Client Specifications

- Additional square set cornices
- Feature paint to theatre room
- Translucent glazed internal doors
- Extended Island bench top
- Additional base and overhead cabinetry with feature faces
- Vinyl wrap cabinetry finish
- Feature cabinetry handles
- Caesarstone Supernatural stone
- Upgraded floor to ceiling tiles
- Upgraded tapware throughout
- Evaporative cooling
- Custom lighting layout with LED strip lighting

Project Total

- **\$457,270**

Excluding landscaping. Priced July 2019

“A builder that can deliver our forever home”

The Design

Avoca 32 Base Design



The Avoca pre-designed floor plan was a perfect starting point for this client. Four bedrooms, home theatre, study and activity room "games room". With some minor modifications we were able to create a design the clients could call their own.

Modified Areas



Kitchen/Dining Area



Hallbury

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