

Hallbury



CASE STUDY
PORT MELBOURNE

Client's Brief

“We are looking for a 5 bedroom home on a 460 sqm block that is only 9.14 meters wide. We are after a modern design that is trendy and architectural to suit the area and retain some classical features that we have come to love. Hoping that we can create a custom design to suit the land.”

Budget

\$1.3-1.35M

Location

Port Melbourne

Block Conditions

- Narrow frontage

Design Solution

Base Design

- Custom

Design Customisation

- Engineered steel super structure
- Flat roof with box gutters
- Parapet walls
- Rooftop terrace

Site Requirements

- Traffic management
- Storm water connection
- Earthworks and services
- Low powerline requirements
- Three phase power
- Engineered Slab
- Retaining walls

Exterior Design

- Reclaimed look san selmo bricks
- Cedar expression cladding
- Axon vertical cladding
- Integrated cedar tilt panel garage door and porch entry gate

Client Specifications

- Tasmanian oak timber floors
- Brushed nickel tapware
- Deluxe stone benchtops
- 1.2m pivot entry door
- Low E double glazing
- 3m high cavity sliding doors
- Floor to ceiling feature tiling
- Plaster reveals to windows & doors
- Custom joinery window seats, media unit and study, robes fit out and drop zone
- Frameless glass balustrade
- Laundry shoot
- Custom cabinetry design and finish throughout
- Custom electrical layout
- Custom sliding doors and windows

Project Total

- **\$1,314,289**

Excluding pool, landscaping and decking, priced November 2020

Living Area

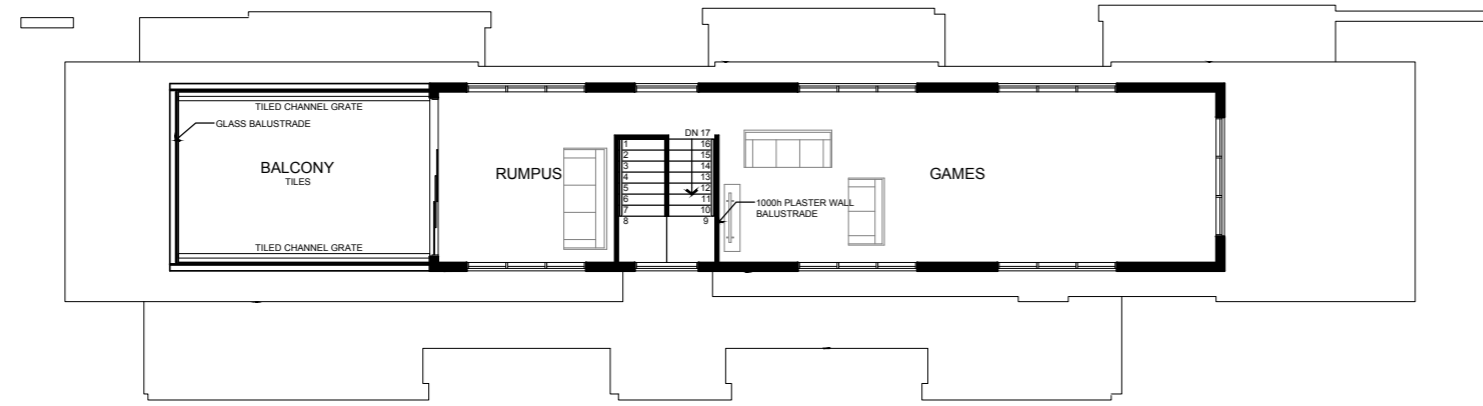
(3D Render for illustrative purposes only)



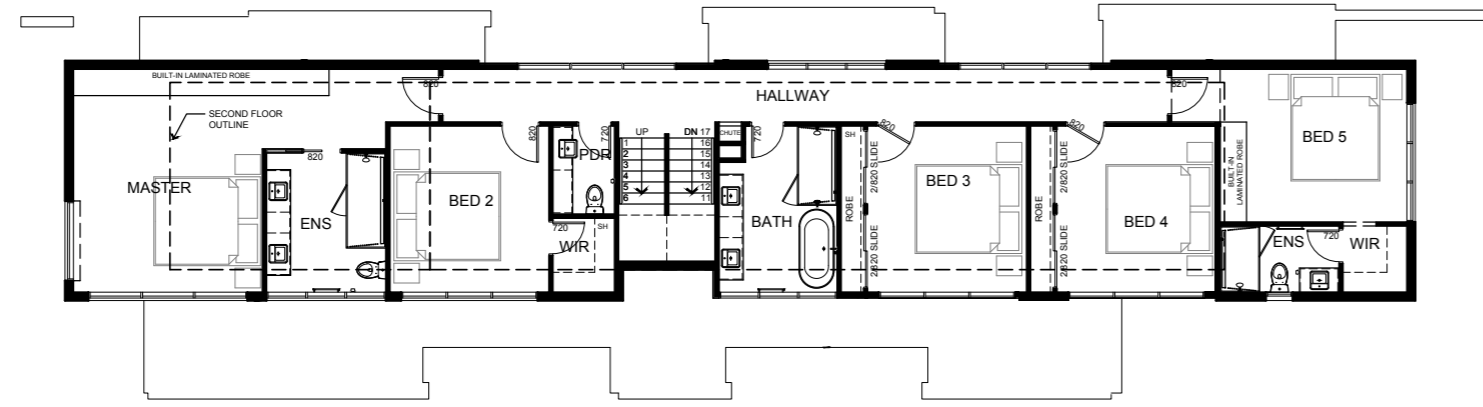
“A modern custom designed home that creates great spaces on a small block”

The Design

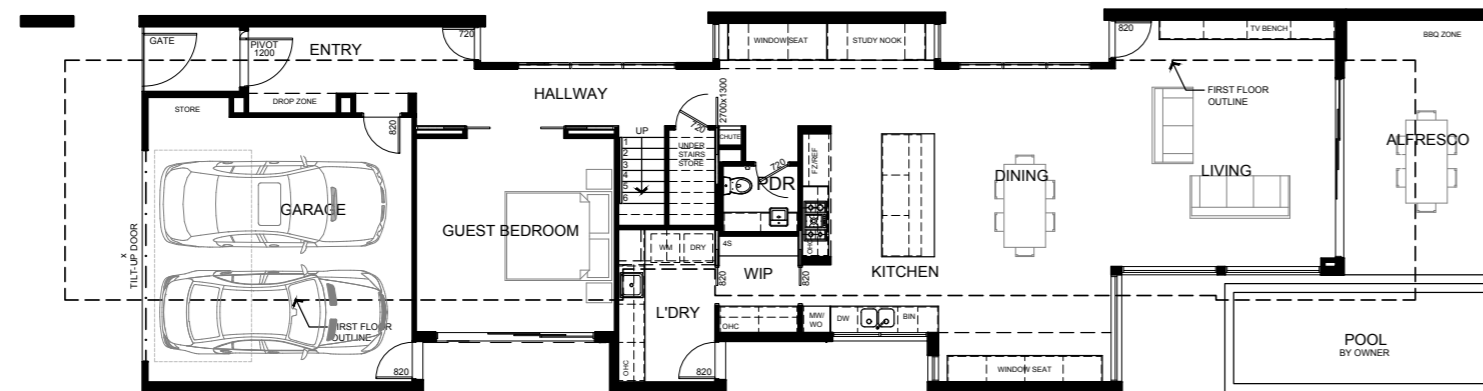
The clients wanted to add a third level to the design to capture view lines to Port Phillip Bay. The block presented challenges due to the width. Our designers were able to create a modern design that incorporated clever zoning and solar access.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Passage Feature

(3D Render for illustrative purposes only)

Rear View

(3D Render for illustrative purposes only)

Hallbury

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