

Hallbury



CASE STUDY
BLAIRGOWRIE



Open Living Area

(3D Render for illustrative purposes only)

Client's Brief

“I visited your display homes the Pavillion and Vision a few years ago. I am looking to build a Split level home, Double story at front, single at the back approx 40 sq. I would really like a rammed earth feature wall.”

Budget

\$650-700k

Location

Blairgowrie

Block Conditions

- Demolition Required
- 3m of fall across the block
- Report and consent with council
- Bushfire protection
- Corrosive environment

Design Solution

Base Design

- Design 003

Design Customisation

- 3.7m and 3.4m ceiling heights
- Re-design bed 1 wir & ens
- Relocate kitchen, pantry, alfresco, dining and living next to bed 1 ens
- Relocate pdr next to Laundry
- Relocate bed 2, bed 3 and bed 4
- Relocate bathroom from between bed 2 and bed 3 to next to bed 4 and provide additional WC room
- Relocate Lounge to rear of home
- New walk in linen cupboard

Site Requirements

- Stepped slab design
- Telecommunication upgrade
- Stormwater drainage system
- Retaining Walls

Exterior Design

- Colorbond kliplok metal deck roof
- 800mm eaves to north, west and south facing elevations
- Silvertop ash shiplap cladding
- 300mm thick rammed earth wall

Client Specifications

- Tasmanian oak flooring and steps
- 1m realflame gas fireplace
- 2.4m high silvertop ash clad counterweight garage door
- Additional insulation
- Plaster reveals to windows & doors
- Custom cabinetry design and finish throughout
- Custom electrical layout
- Custom sliding doors and windows
- Ducted heating and cooling
- Aluminium flydoors

Project Total

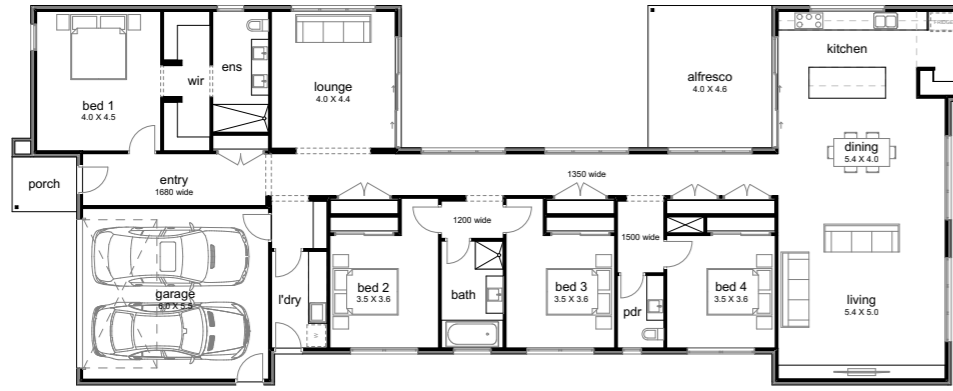
• **\$673,401**

Excluding landscaping, pool and decking priced February 2020

“The 3.6m rammed earth feature blade wall provides an impressive entry sequence”

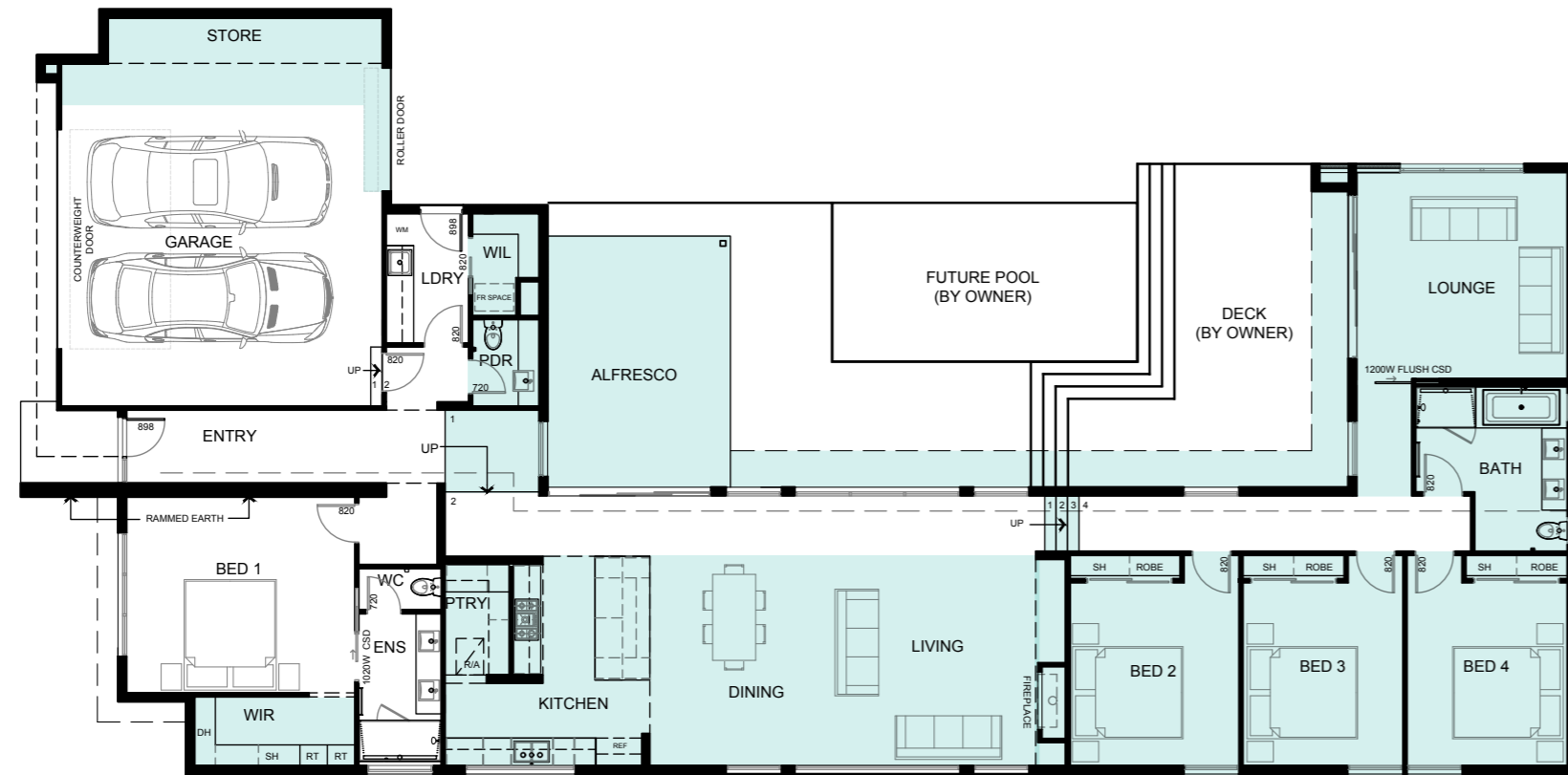
The Design

Base Design 003



To suit the clients budget we opted for single storey with a stepped slab, rather than a double storey section. This also allowed the client to allocate more of the budget to the finish rather than the site costs. Our designers re-arranged a majority of the original design to a configuration that suited the clients needs.

Modified Areas



Outdoor Living Area

(3D Render for illustrative purposes only)



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9770 8882

sales@hallburyhomes.com.au