

Hallbury



CASE STUDY
MOUNT ELIZA

Living Area

(3D Render for illustrative purposes only)



Client's Brief

“We want to build our dream home. Your designs online look great - we want to have a minimum 4 bedroom home with 2 living areas, pool and outside living area. We are totally flexible in terms of finding the right design to work with the land. We are flexible in terms of what we come up with together and then seeking a very certain and clear build process.”

Budget

\$650-700k

Location

Mount Eliza

Block Conditions

- Planning requirements including: Design & development, bush fire and vegetation overlays.
- Significant fall across the land

Design Solution

Base Design

- Design 003

Design Customisation

- Added an additional 5.10sq to the overall size
- Added a theatre room
- Reconfigured the master bedroom, lounge room, kitchen, dining, living, laundry and entry

Site Requirements

- 4m of fall across the building area
- Telecommunication upgrade
- 10,000 Litre water tank with CFA connections
- 3,000 Litre storm water tank
- 110m of service run in

Exterior Design

- Modern gabled roof form with axon wall cladding
- Flat roof to the outdoor area

Client Specifications

- Tasmanian oak timber flooring
- Two open timber fireplaces
- Custom cabinetry design and finish throughout
- Custom electrical layout
- Custom sliding doors and windows
- Reverse cycle inverter ducted heating and refrigerated air con
- Pitched ceilings

Project Total

- **\$659,450**

Excluding pool, landscaping and decking, priced January 2020

“If this home was on a flat block of land the project would be closer to \$550,000”

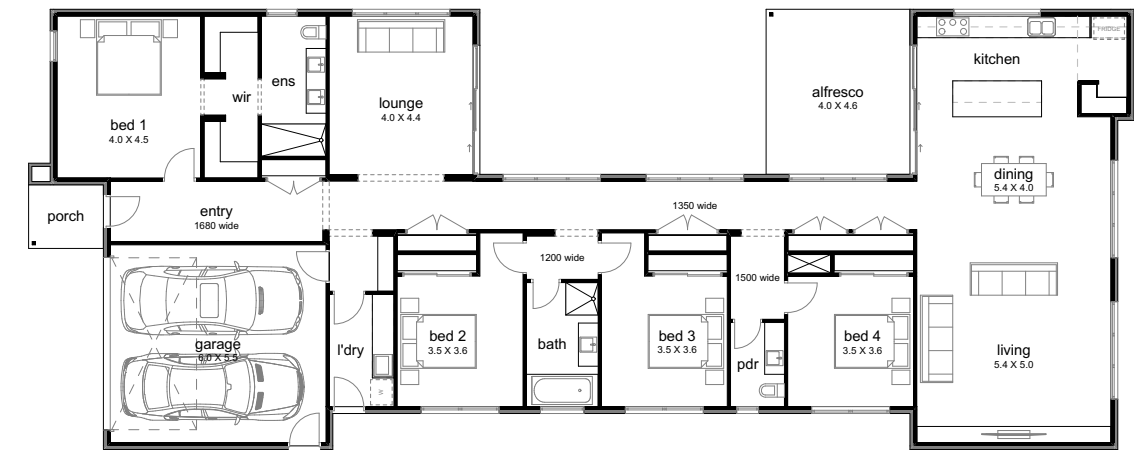


Dining & Kitchen

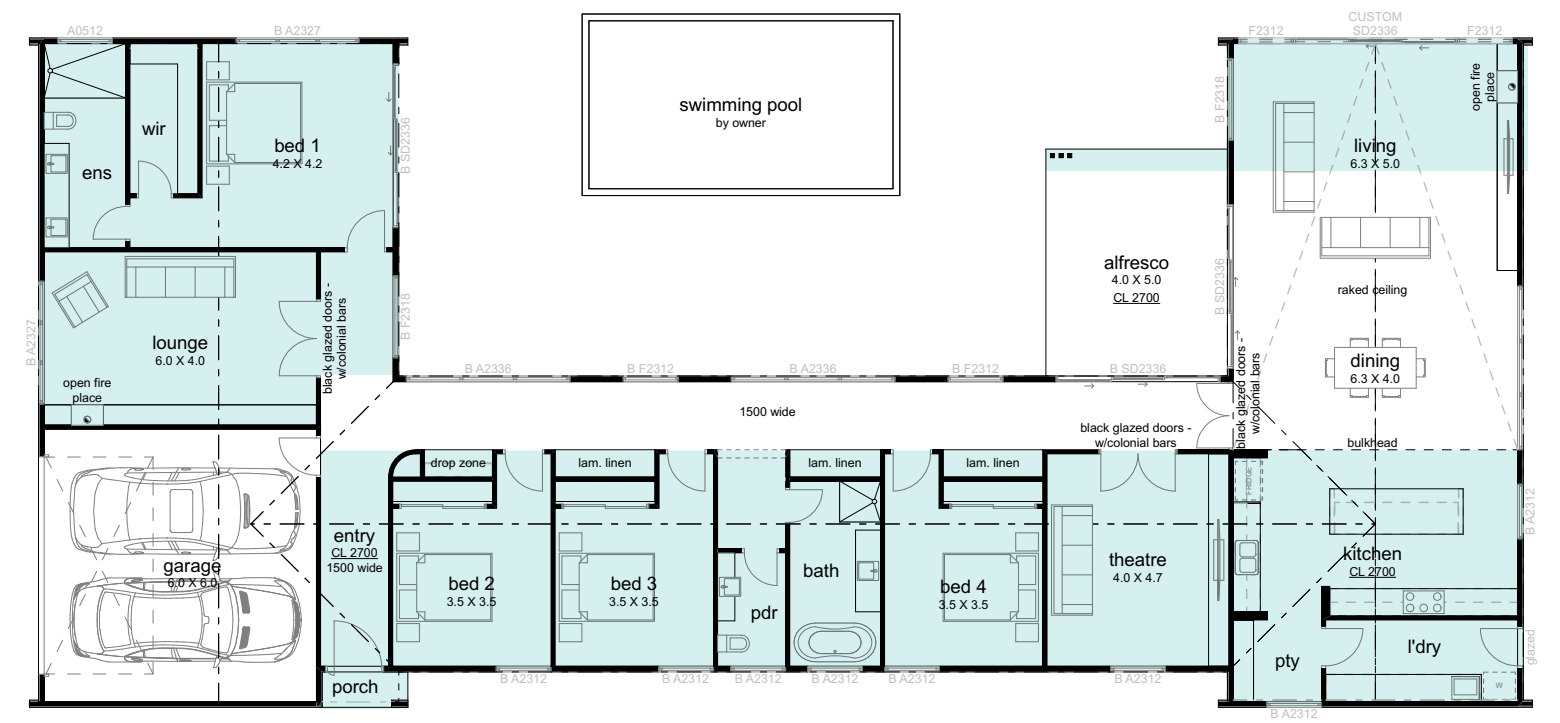
(3D Render for illustrative purposes only)

The Design

Base Design 003



Modified Areas





Alfresco & Pool Area
(3D Render for illustrative purposes only)



Facade View
(3D Render for illustrative purposes only)

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