

# Hallbury



**CASE STUDY**  
MOUNT ELIZA



## Client's Brief

"We are looking for a custom designed single storey home that will work on a sloping block. We are looking for something edgy and modern using timber as a primary feature. Our block is wide, so we want a design that suits the shape of the land."

**Budget**  
\$650-700k

**Location**  
Mount Eliza

**Block Conditions**  
- Planning requirements including: Design & development, bush fire and vegetation overlays.  
- 4m of fall across the block

## Design Solution

**Base Design**  
• Custom

**Design Customisation**  
• Off centred single storey design  
• Central courtyard opposite entry  
• Northern orientation

**Site Requirements**  
• P class slab with bored piers  
• Telecommunication upgrade  
• Provisions for future swimming pool and fireplace  
• 3 phase power connection

**Exterior Design**  
• Stained blackbutt shiplap cladding  
• Flat roof to entire design

**Client Specifications**  
• Hydronic in-slab heating  
• Quantum six+ porcelain island bench with woodmatt cabinetry  
• Feature 450x900 floor tiling  
• Wool loop pile carpet  
• Matt black door handles and hinges  
• Custom cabinetry design and finish throughout  
• 2.7m high cavity sliding doors  
• Heated towel rails  
• Custom electrical layout  
• Custom sliding doors and windows  
• Extra thick insulation

**Project Total**  
• **\$672,688**  
Excluding pool, landscaping and decking, priced August 2019

"Architecturally inspired custom designed home"



# The Design

To minimise the site costs the design team offset the design, creating a unique shape that the clients wanted and that suited their budget.





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