

A woman in a swimsuit stands in shallow water at sunset, her silhouette dark against the golden light. The water is rippling, and the sun's reflection creates a shimmering path across the surface. Large, white, serif text is overlaid on the lower half of the image.

HELANE

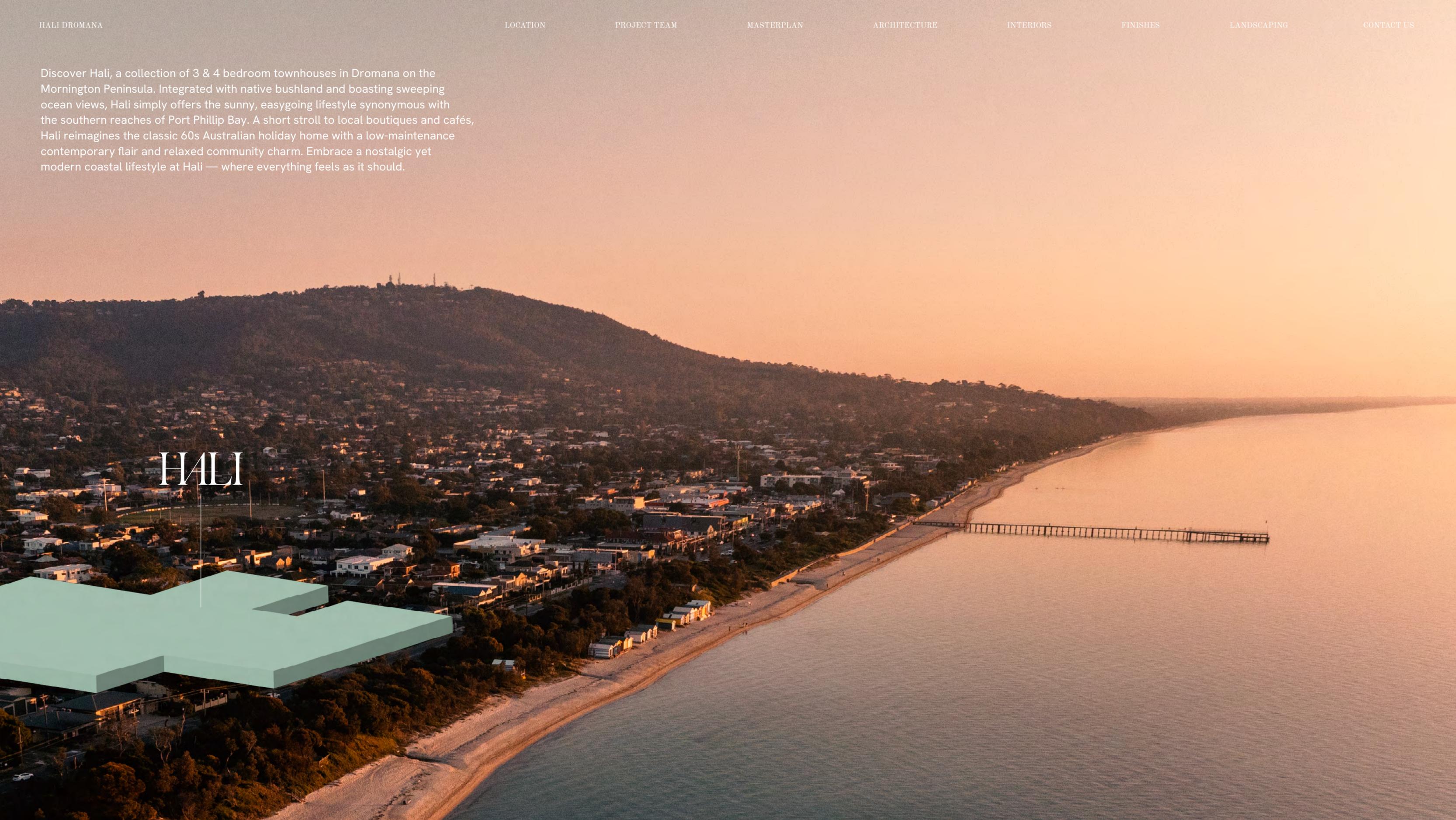
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Discover Hali, a collection of 3 & 4 bedroom townhouses in Dromana on the Mornington Peninsula. Integrated with native bushland and boasting sweeping ocean views, Hali simply offers the sunny, easygoing lifestyle synonymous with the southern reaches of Port Phillip Bay. A short stroll to local boutiques and cafés, Hali reimagines the classic 60s Australian holiday home with a low-maintenance contemporary flair and relaxed community charm. Embrace a nostalgic yet modern coastal lifestyle at Hali — where everything feels as it should.

HALI

An aerial photograph of a coastal town at sunset. The town is built on a hillside overlooking the ocean. The sky is a warm, golden-orange color. In the foreground, there is a large, teal-colored 3D architectural model of a building complex. The model has a complex, multi-faceted shape with several flat roofs and a central courtyard area. A thin white line extends from the top of the model up to the letter 'A' in the word 'HALI'.

01

LOCATION

02

PROJECT TEAM

03

MASTERPLAN

04

ARCHITECTURE

05

INTERIORS

06

FINISHES

07

LANDSCAPING

08

CONTACT US

CONTENTS

[Click to explore](#)

LANDSCAPING

CONTACT US

LOCATION

PROJECT TEAM

MASTERPLAN

08

01

02

03

EASY COASTAL LIVING

Kicking back between Mount Martha and Rosebud, the bayside community of Dromana is the ultimate location for your beachside lifestyle reboot. With friendly cafés, local specialty retail and casual walking trails mere steps from the shoreline, it's where nature and bayside convenience cross paths. An ideal homebase for discovering the world class wineries, golf courses and destination dining experiences of the Mornington Peninsula.

DROMANA FORESHORE

1 MIN WALK



ARTHURS SEAT GONDOLA

4 MIN DRIVE



PENINSULA ADVENTURE AWAITS

CLICK TO EXPLORE:



WHERE EVERY DAY



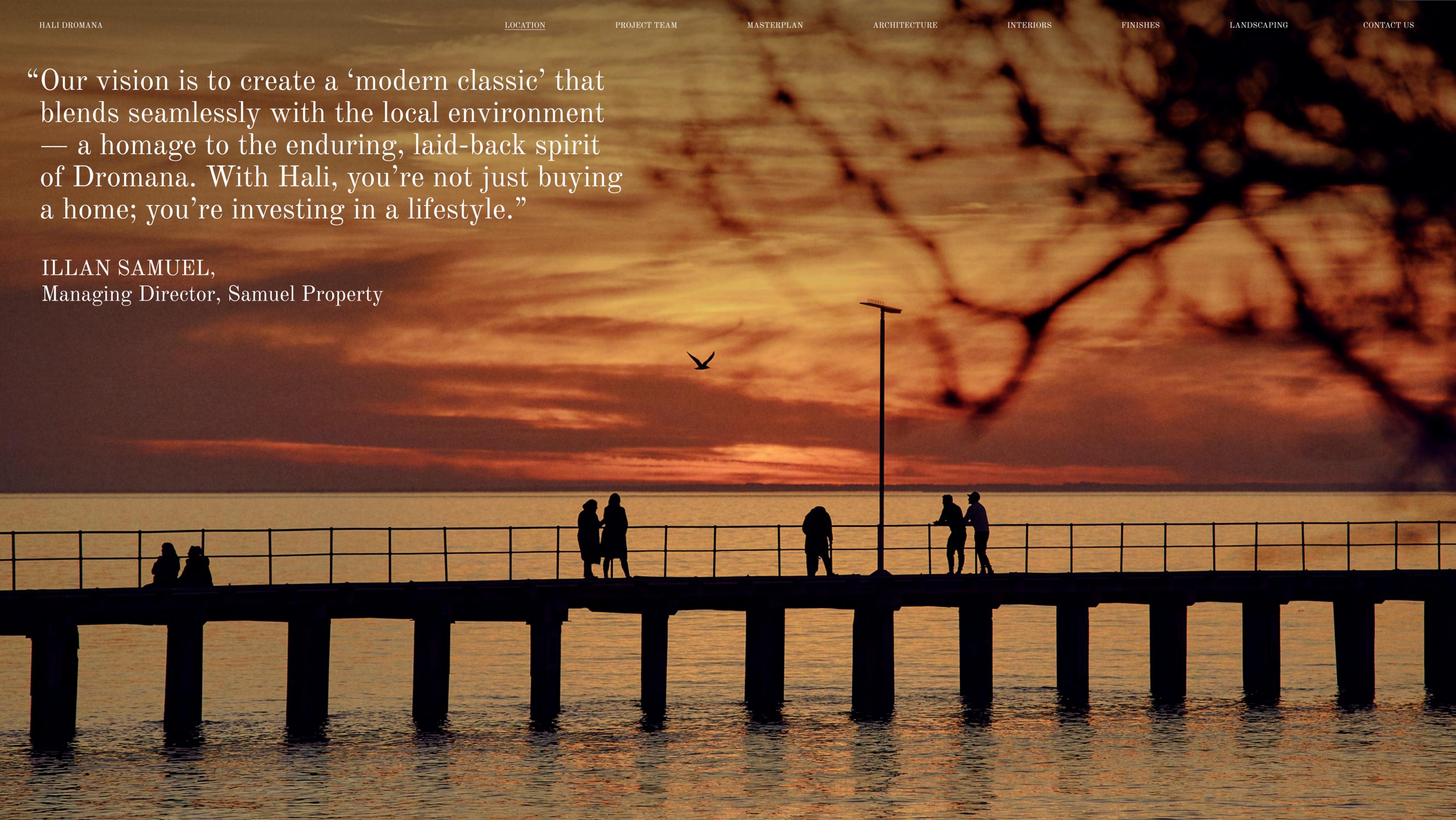
POLPERRO WINERY

12 MIN DRIVE

FEELS LIKE A WEEKEND

“Our vision is to create a ‘modern classic’ that blends seamlessly with the local environment — a homage to the enduring, laid-back spirit of Dromana. With Hali, you’re not just buying a home; you’re investing in a lifestyle.”

ILLAN SAMUEL,
Managing Director, Samuel Property





DROMANA BEACH BOXES

2 MIN WALK

DROMANA 3 DRIVE-IN

4 MIN DRIVE



DROMANA HUB
SHOPPING CENTRE

DROMANA
BEACH

DROMANA
FORESHORE RESERVE

HALI

DROMANA
FOOTBALL CLUB

SAFETY
BEACH

MOUNT
MARTHA

DROMANA
TENNIS CLUB

PIER ST RESERVE
FENCED DOG PARK

MORNINGTON
PENINSULA FREEWAY



As you slip into the sea-green water, nothing seems as urgent as it was a few moments ago. The unmistakable siren call of Mr. Whippy's van bounces and dips across the lazy waves — an echo from the endless summers of your own childhood. Family picnics, a solo beach walk, those show-stopping sunsets — the opportunities for relaxation, adventure, and connection seem endless.



RESIDE, BEACHSIDE

CLICK TO EXPLORE:



CONTACT US

LOCATION

PROJECT TEAM

MASTERPLAN

ARCHITECTURE

01

02

03

04



SAMUEL PROPERTY

Samuel Property is a family-owned, Melbourne-based property developer specialising in high-end multi-residential developments. In less than a decade, the company has quickly emerged as one of Melbourne’s progressive new contributors to the contemporary residential landscape.

Through diligent research and rigorous processes, Samuel Property interprets market trends and economic influences to deliver projects that are ahead of the market. We anticipate the current and future needs of our customers, while forging deep connections with each unique neighbourhood.

An agile and dedicated team bring together impressive backgrounds in property, construction, engineering and design, as well as extensive experience across residential, retail, industrial and commercial property. We collaborate with like-minded partners to deliver outcomes that are beautiful and meaningful, creating places that are timeless and well-considered.



EDITION

TOORAK

WILLOW

BRIGHTON



CERA STRIBLEY

Award winning architecture and design firm Cera Stribley are committed to creating sustainable, thriving communities. They specialise in residential, commercial, and public spaces, fostering a sense of belonging through thoughtful architecture and interior design. Their approach is rooted in collaboration, ensuring that their designs reflect the unique needs and aspirations of each community. Cera Stribley believe that well-designed spaces have the power to enhance quality of life, promote social connection, and contribute to a more sustainable future.



RONDURE HOUSE

KEW

RONDURE HOUSE

KEW



BLAIRGOWRIE HOUSE

BLAIRGOWRIE



TRACT LANDSCAPING

More than landscape designers, Tract are creators of sustainable, inspiring spaces. From tranquil gardens to vibrant urban centres, their goal is to enhance communities and leave a lasting legacy. Tract's work is guided by a commitment to sustainability, inclusivity, and cultural sensitivity, ensuring that every project reflects the unique needs and aspirations of the people that inhabit these spaces.



THOMAS STREET

MOONEE PONDS

WYNDHAM HARBOUR

WERRIBEE



LOCATION

PROJECT TEAM

MASTERPLAN

ARCHITECTURE

INTERIORS

02

03

04

05

SUN, SAND

Picture yourself waking up to the calming soundscape of waves and a gentle sea breeze. Hali offers a lifestyle of unparalleled simplicity. With its prime beachside location and thoughtfully designed townhouses, you can enjoy the best of both worlds: the tranquility of nature with a laid-back modern lifestyle. It's more than just a home; it's the foundation of an easier, happier way of life.

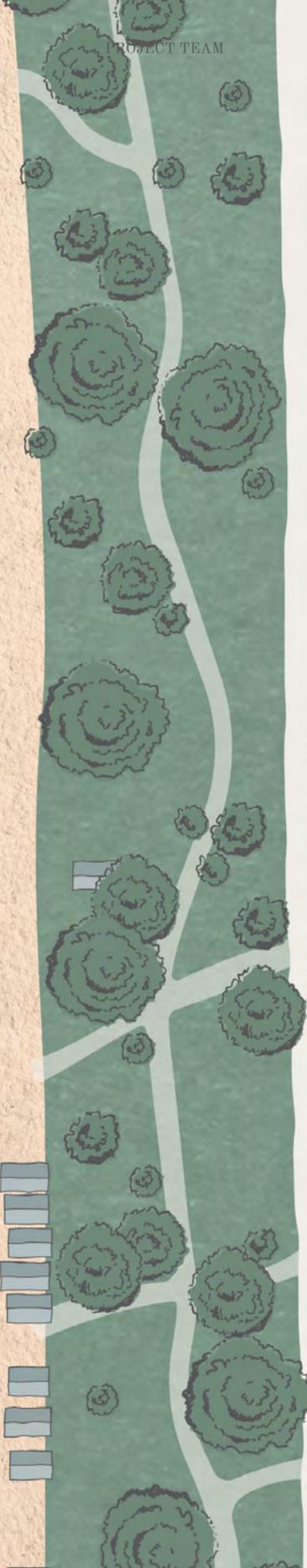
SIMPLICITY



MASTERPLAN

The masterplan for Hali confidently expresses the iconic mid-60s Mornington Peninsula design aesthetic, creating the perfect backdrop for a casual and relaxed beachside lifestyle. At its heart, Hali's communal Seaside Commons fosters social connection, while private courtyards offer sanctuaries for moments of relaxation and reflection. Native plants, shared green spaces, and sustainable features like rainwater harvesting and all-electric infrastructure ensure a seamless connection to nature and a low-impact, eco-friendly future.

[CLICK TO EXPLORE:](#)



KANGERONG AVE

SUSTAINABLE

Mindful sustainability is at the heart of the design approach. Hali's dedicated community garden, rainwater harvesting systems, and all-electric infrastructure create a harmonious coexistence with Dromana's natural environment. These initiatives help to reduce your carbon footprint and contribute to a more sustainable future for all.

SERENITY

SUSTAINABLY BUILT AND QUALITY DELIVERED

01

COMMUNITY GARDEN

Hali's community garden offers a hands-on opportunity to cultivate organic produce. Raised planters provide easy access, while screen planting along the perimeter ensures privacy and tranquillity. Enjoy the satisfaction of growing your own food in a sustainable and communal setting.

02

RAINWATER HARVESTING

This development thoughtfully integrates advanced rainwater harvesting systems. Captured rainwater is efficiently reused for flushing toilets, irrigating landscaping, and maintaining the lush green spaces that enhance your beachfront lifestyle. These sustainable practices conserve precious resources and contribute to a low-impact, more environmentally conscious community.

03

ALL ELECTRIC

Embrace a cleaner, safer future with our all-electric homes. By eliminating gas, we reduce carbon emissions and contribute to a more sustainable environment for all. Enjoy the peace of mind that comes with a gas-free home, knowing you're providing yourself and your loved ones with a clean, green living space.



SUSTAINABLE DESIGN

WATER



Rainwater harvesting system for toilet flushing and irrigation



The rainwater harvesting system is predicted to result in an annual mains water saving of 1,490kL per year



The development meets the Excellence standard for stormwater quality

ENERGY



Energy efficient lighting systems will be installed throughout the development



High-performance double-glazing and energy efficient building services, appliances and fixtures

bess

The combination of design features and services initiatives meets all standards and equates to 'excellence' per the BESS sustainability assessment tool

TRANSPORT



Generous bicycle storage facilities have been provided to encourage bicycle use



Provisions for future EV charging, provided for every townhouse

ENVIRONMENT



Thermal comfort for occupants will be enhanced by the specification of high-performance glazing



All appliances, fixtures and fittings are above environmental standards



All interior paints, adhesives and sealants will be Low VOC type to improve indoor environmental quality for residents



Each and every townhouse is naturally cross-ventilated to provide fresh air and passive cooling opportunities



No gas to site - Hali is fully electric



Together with Green waste storage provided in the 'Community Sustainability Zone'. To ensure waste avoidance, reuse and recycling during the operational life of the building

ACCREDITATIONS



Double Glazed Windows



Seven Star Energy Rating



Five Star Water Rating



Locally Sourced Materials



Cross-flow Ventilation

PROJECT TEAM

MASTERPLAN

ARCHITECTURE

INTERIORS

FINISHES

03

04

05

06

MODERNIST

Designed by renowned architects Cera Stribley, Hali's townhouses draw on the vernacular of the iconic 1960s Australian holiday house. They evoke a sense of community coastal living through rectilinear form, thoughtfully exposed structural elements, open terraces and large-scale glazing that frame striking ocean views. A natural colour palette of creams, beiges, and soft browns reflects the rugged beauty of the coast, offering a composed and considered response to the local landscape.



AESTHETIC





SUN KISSED MORNINGS



EASY BREEZY AFTERNOONS



“Our goal was to pay homage to the iconic mid-60s design aesthetic of the Mornington Peninsula. We’ve reimagined post-modern architecture, creating a timeless, contemporary living experience.”

DOM CERANTONIO,
Managing Principal, Cera Stribley



MASTERPLAN

ARCHITECTURE

INTERIORS

FINISHES

LANDSCAPING

04

05

06

07

LIGHT-FILLED

Take a moment to picture your friends and family trading conversation and laughter in the open-plan living spaces of a Hali townhouse. The timeless, nostalgic charm and contemporary functionality creates an easy, welcoming atmosphere. With ample storage and flexible spaces, this home feels like a place to call your own and share with people you love. Imagine yourself in the spacious kitchen — the heart of every home — as friends mill around the island bench sharing some tapas and a bottle of something cold after a lazy day at the beach. This minimalist, modern design creates a relaxed vibe that perfectly complements your new lifestyle.

TRANQUILITY

“Luxury is defined by ease of living.
We’ve considered the rituals of daily life
where every design element contributes
to a seamlessly enjoyable experience.”

JESSICA COULTER,
Director of Interior Design, Cera Stribley





EMBRACE LIFE'S

Hali's balconies and roof-top terraces are the perfect setting for early morning yoga, family get-togethers and moments of quiet reflection.

SIMPLE MOMENTS







CASUAL, LAIDBACK & UNDERSTATED

Take in the relaxed beachside ambiance as a laid-back summer day slowly downshifts into a warm and gentle late afternoon. These homes offer the perfect setting for casual entertaining, with open, breezy interiors flowing into outdoor spaces, designed for reconnecting with old and new friends. Whether it's a lazy Sunday family BBQ or a sunset glass of bubbles with neighbours, there's always time to relax, unwind and connect.



ARTIST IMPRESSION



ARTIST IMPRESSION

ARCHITECTURE

INTERIORS

FINISHES

LANDSCAPING

CONTACT US

05

06

07

08

KITCHEN FINISHES

1. Feature Grooveboard Panel
2. Engineered Timber Flooring
3. Engineered Stone or Natural Stone* Benchtop
4. Stainless Steel Undermount Sink
5. 600mm or 900mm* Fisher & Paykel Built In Oven and Induction Cooktop
6. Integrated Fisher & Paykel Fridge/Freezer*
7. Pantry and Storage
8. Fisher & Paykel Integrated Rangehood
9. Engineered Stone or Natural Stone* Splashback
10. Laminate Joinery Finish with Soft Close Drawers where applicable
11. Overhead Cupboards for Extra Storage
12. Feature Can Lighting



NOTE: All items marked with * are additional customisation options only, not provided as standard

BATHROOM FINISHES

1. Tiling to Floor
2. Freestanding Bath Tub
3. Laminate Joinery Vanity Unit with Soft Close Drawers
4. Engineered Stone or Natural Stone* Benchtop
5. Feature Over Counter Basin
6. Towel Rail
7. Shower Shelf
8. Feature Wall Tiling in Shower Above Datum Line
9. Dual Showerhead System to Master Bathroom
10. Mirrored Shaving Cabinet
11. Feature Painted Wall
12. LED Downlights



NOTE: All items marked with * are additional customisation options only, not provided as standard

INTERIORS

FINISHES

LANDSCAPING

CONTACT US

LOCATION

06

07

08

01

NATIVE GREEN SANCTUARY

Inspired by the concept of a 'Seaside Commons,' Hali's landscape design creates a welcoming, green and shady environment with a strong coastal character that celebrates the site's location. Thoughtfully crafted communal spaces invite social gatherings, set against a backdrop of lush native vegetation that provides biodiversity and habitat.

01 — CENTRAL COMMONS

At the heart of the Hali community, you'll find a spacious community area book-ended by soft green lawns. Mature trees offer a welcoming canopy of shade over the communal BBQ area and the nature-based playground, creating the perfect setting for relaxation and connection. A place where neighbours become friends and families create memories.

02 — COMMUNITY GARDEN

A productive garden is all about bringing the Hali community together. It's a dedicated, protected space where you can get hands-on with organic food production. With plenty of room to work with, this is the space to grow and connect over fresh organic produce.

03 — POCKET PARK

Hali's Pocket Park offers the opportunity for moments of tranquillity and reflection. Centred around a majestic existing tree, this calming green space is designed for low-key gatherings and relaxation. Native plants create a serene, peaceful feel — perfect for unwinding and connecting with nature.





ARTIST IMPRESSION

The landscape design at Hali reflects a deep respect for the coastal environment, creating thoughtfully curated open spaces that invite residents to connect and engage. Native indigenous plants have been carefully selected for their resilience, ability to thrive in the local climate, and to support biodiversity and habitat. These plants enhance the natural beauty of the surroundings while honouring the ecological heritage of the area, blending seamlessly with Dromana's beachside character and providing a sustainable, low-maintenance landscape.

Hali's residences offer private terraces and courtyards that extend the living spaces, while integrated soft landscaping provides both privacy and a sense of shelter. Thoughtfully blended shrubs and groundcovers enhance the coastal feel. Dense screening vegetation along Point Nepean Road maximises the visual aspect and elevates the experience of a peaceful, green sanctuary.

CENTRAL COMMONS

LANDSCAPE CONCEPT





GET IN TOUCH

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Developed by
Samuel.