

SPECIFICATIONS  
BROCHURE

HALL

111  
POINT  
NEPEAN  
RD  
—  
DROMANA  
VIC  
3936



# 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.







# 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

ARTIST IMPRESSION

# 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



# FINISHES & INCLUSIONS

GENERAL	INTERIOR FINISHES	EXTERIORS	FIXTURES & FITTINGS		CUSTOMISATION OPTIONS
DESIGN	WALLS/CEILINGS	LANDSCAPE	KITCHEN APPLIANCES	ENSUITE/BATHROOM	KITCHEN PACKAGE
Architecturally Designed Façades Comprised of Brick, Feature Cladding and Render Finish (Where Applicable)	Square Set Junction Between Wall and Ceiling	Landscaped Front and Rear Garden	600mm Fisher & Paykel Built In Oven	20mm Engineered Stone Benchtop	Appliances – Fisher & Paykel 900mm Oven, Induction Cooktop & Rangehood
	Skirting to all Floor/Wall Junctions		600mm Fisher & Paykel Induction Cooktop	Semi-Frameless Shower Screen	
SUSTAINABLE DESIGN	INTERNAL DOORS	OTHER	600mm Fisher & Paykel Dishwasher	Contemporary Toilet Suite	Fisher & Paykel Integrated Single Fridge/ Freezer Combo Unit
Average 7 Star NatHERS Rating	Painted Timber Doors with Selected Door Hardware	Letterbox	600mm Fisher & Paykel Integrated Rangehood	Mirrored Shaving Cabinet	
4 & 5 Star Water Ratings		Clothesline per ESD Requirements		Above Counter Vanity Basin	
LED Downlights Throughout		Paved Courtyard Area (Where Applicable)	KITCHEN JOINERY & BENCHTOPS	Freestanding Bath Tub (Where Applicable)	LAUNDRY
Energy Efficient Appliances	WARDROBES	Entry Driveway (Where Applicable)	20mm Engineered Stone Benchtop	Full Height Floor to Ceiling Tiling to Shower Area	Fisher & Paykel Washing Machine & Clothes Dryer
Community Sustainability Zone	Sliding Vinyl Door Robes to all Secondary Bedrooms	Rain Water Tank Per ESD Requirements	Laminate Joinery and Drawers	Towel Holder and Toilet Roll Holder	FLOOR COVERINGS
Rainwater Harvesting	Sliding Vinyl Door or Open Robe Design to Master Bedroom (Where Applicable)	Doorbell	Engineered Stone Splashback	Mixer Taps	Engineered Timber Flooring – all Bedrooms
High Performance Glazing	Privacy Lock to Bathrooms and Powder Room (Where Applicable)		Soft Closing Drawers	Dual Showerhead Unit to Master Ensuite	Engineered Timber Flooring – all Secondary Living Areas Including Stairs
Provision for EV Charging			KITCHEN FIXTURES	Towel Rail	
Bicycle Storage	FLOOR COVERINGS		Large Single Bowl Stainless Steel Under Mount Sink	Shower Shelf	HEATING & COOLING
Natural Cross Ventilation	Engineered Timber Flooring to Main Living and Kitchen Areas		Mixer Tap	Chrome Finish to all Tapware	Additional Heating/Cooling to all Secondary Bedrooms & Secondary Living Room (Where Applicable)
Fully Electric Site (ie – No Gas)	Tiles to Bathroom, Ensuite, Powder Room and Laundry		Feature Can Lights	ELECTRICAL	STONE
Water Efficient Landscape Irrigation	Wool Blend Carpet to Bedrooms, Stairwell and Hallway/Rumpus Areas (Where Applicable, Refer to Individual Marketing Plans)		Concealed Rubbish Bin	Data Point to Living and Study (Where Applicable)	Natural Stone to Kitchen/Bathroom Areas (In Lieu of Engineered Stone)
HEATING AND COOLING			Chrome Finish to all Tapware	TV Point to Living Room and Master Bedroom	SECURITY PACK
Heating and Cooling to Main Living Room and Master Bedroom				Adequate GPOs Throughout, based on Marketing Plan Furniture Layouts	CCTV Cameras
WINDOWS					Alarm System with Keypad
Double Glazed Windows Throughout					Internal Sensors
EXTERNAL DOORS					
Feature Entry Door					ELECTRICAL PACKAGE
Double Glazed Doors (Where Applicable)					1x Data Point to all Bedrooms
Remote Controlled Garage Door					Bluetooth Keypad Entry Lock System
					TAPWARE
					Brushed Nickel Finish Throughout (In Lieu of Chrome)
					BLINDS OPTION 1
					Manual Blockout Roller to All Bedrooms and Living Area
					BLINDS OPTION 2
					Manual Blockout Roller and Sheer Curtain to All Bedrooms and Living Area





H4LI



DISPLAY SUITE AT 9 PIER STREET, DROMANA, VIC

# RESIDE, BEACHSIDE.

2, 3 & 4 bedroom Beachfront Townhouses in Dromana.

[HALIDROMANA.COM.AU](http://HALIDROMANA.COM.AU)

Samuel.

CERA  
STRIBLEY

Tract