



## EPO

1-3 Carre Street  
Elsternwick, Victoria, Australia

**OVERVIEW:** 34 Apartments, 1 Retail

**PROJECT VALUE:** \$30M

**ROLE:** Project Manager, Builder

### DESCRIPTION

This superior four-storeys building with basement, located in the bustling retail strip of Elsternwick, posed quite a challenge for Baracon Construction.

The building contains 34 apartments including 7 penthouses with water views on the top floor, and a large ground floor café/retail tenancy.

Baracon's building team strived to ensure that the workmanship undertaken during the construction process was to the highest standard, making this another project that Baracon is truly proud of.

Architects IMA worked closely with Baracon and client George Saade to maximize the usage of the site. Modern cutting style design elements were incorporated into the elevations to create a dynamic look to the building.

Apartments were generously planned to factor in a larger than normal owner-occupier market.

A retail cafe was built in the ground floor adjacent the entry activating the space and providing services to the tenants above.

Construction took 12 months and included a semi basement car park of 40 spaces accessed from the rear of the building.