



MONTCLAIR

48 & 50 Montclair Avenue
Brighton, Victoria, Australia

OVERVIEW: 2 Houses

PROJECT VALUE: \$2M

ROLE: Developer, Development & Project Manager, Sales & Marketing, Builder, Superintendent

DESCRIPTION

As Baracon continued to expand part of the development philosophy was acquiring existing homes that had served their time on larger pieces of land and demolish them to then build two homes, Montclair was such a project.

When the vendor of the property discovered Baracon's intention she asked if she could have one of the homes, a deal was then struck with a land swap for a replacement home.

The style in the area was very much federation so in keeping with the streetscape these two single level homes were constructed.

Each contains 3 bedroom with 2 bathrooms combined formal and informal living and dining area with a kitchen/breakfast bar overlooking a quiet courtyard area.

The properties had reverse cycle air conditioning and Brighton standard appliances and fittings.

Part of the construction involved incorporating purchasers changes as the second property was sold prior to completion.

This well sought after area is serviced with nearby train station and strip shopping making it a very desirable address.

The project was finished on time and within budget and as a result another neighbor opposite in Rose Street approached Baracon to replicate the same deal on their property.