



ROSA

3 & 3A Rose Street
Brighton, Victoria, Australia

OVERVIEW: 2 Houses

PROJECT VALUE: \$2M

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

DESCRIPTION

Baracon development arm continued its association with architect McGann Carr when it was approached to clear an existing 40 year old home and carry out a 2 home development on the site.

In keeping with the nearby Montclair project this land swap deal mirrored the style of housing previously built in the nearby street. Three bedrooms, combined living and dining area with 3m high ceilings feature in both homes. The kitchens each look out onto their own private landscaped courtyard area.

Being a 'battleaxe' site a side driveway provides access to the rear home. Construction was again traditional brick render with brick-work pointed with cream banding and gables featuring finals and federation green coloured timber slats.

Each home had a double garage with direct access into the home. Kitchens were more modern with timber flooring a feature.

The second home on the property was sold prior construction completion. Driveways were featured in a coloured concrete stenciled look in keeping with the style of the home.

Both properties were completed within six months and within budget including client inliterated changes on the land swap house.