



BILLILLA

33 & 33A Halifax Street
Brighton, Victoria, Australia

OVERVIEW: 2 Townhouse

PROJECT VALUE: \$6M

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

DESCRIPTION

Billilla is a two-unit townhouse development in the heart of Brighton, superbly positioned opposite Brighton's first homestead 'Billilla' hence its namesake.

The project involved site acquisition, subdivision, town planning, design, construction and marketing. Each home was lavishly fitted with polished floorboards, marble open fireplace, coffered ceilings, video security, air conditioning, granite, emporite finish to joinery, seraphic glass and stainless steel appliances throughout.

Billilla is a five-minute walk to Middle Brighton train station and famous Church Street shops placing it in the heart of trendy Brighton.

Construction was traditional domestic with brick veneer external skin rendered and on acoustic fire rate block party wall between each home. The townhouses were quite large, 45 squares each and had an on grade double carpark garage with direct access into the house.

Corridors were brought into living spaces to avoid that 'bowling alley' feel one often gets entering a longitudinal townhouse.

A large 50-year-old elm was retained on the north side boundary with special consideration given to the root system of the tree and its impact on the new property. A series of piles were drilled on the facing elevation. Feature rear gardens with paved area and water fountains adorned the rear living space.

The project took 9 months to build and continues to enjoy an escalating value on this well sought after area.