



DUKE

12 Duke Street,
Ashburton, Victoria, Australia

OVERVIEW: 2 Houses

PROJECT VALUE: \$3M

ROLE: Project Manager, Builder

DESCRIPTION

Located in the heart of Ashburton these two houses were constructed by the Baracon team when couples approach the team with a piece of land they did not know what to do with. The result was a future home for themselves, at a very low debt level due to the development and sale of the other home built at the rear after Baracon team recommended sub dividing the lot into two.

Architect McGann Carr worked closely with the client and Baracon team to make this vision a reality.

Whilst conventional construction techniques were employed the personalized needs of the client had to be worked into the design with a contrasting tight budget. A balance of the careful selection of materials and their cost was critical to the project success.

Pressure was lifted with the successful sale of the rear property at a higher than expected price allowing some of the wish list on the front home to be quickly incorporated.

The project showcased Baracon ability to work with the client, keep a balanced mind and manage the finance to end up with a result that had a smile all over the client's face.

Each house was 32 squares in size with double garage, 3 bedrooms, living, dining, kitchen area and landscaped courtyards.

The project was also managed through the planning and design stage by the construction team a true 'one stop shop!'