



# Bellisie

Bellisie is a residential house project at Hawthorn East, in Melbourne's inner east, on the streets between Camberwell Road and the Glenferrie Road shopping strip where the suburb's interwar houses sit on generous allotments. It is a single dwelling rather than a multi-unit development, and it sits at the smaller end of Baracon's residential portfolio by value. The constraint on a house of this quality is the detail. A one-off dwelling carries the same consultant disciplines as an apartment building — structural, services, joinery, landscape — but without repetition to absorb the cost, and the finishes have to be resolved before the trades that install them are on site. The house was built to a fixed price, so the finishes were resolved and priced before the trades were let. Baracon's role was project management and builder. The appointment covered the consultant coordination, the construction contract and the delivery of the house, with Baracon building the dwelling as well as managing it. The construction contract carried the trade packages and the site supervision, with the finishes selected and built to a fixed price. Bellisie was valued at \$5 million. It belongs with Baracon's private residential work in Melbourne's inner east, alongside the houses the practice has delivered in Kew, Toorak, Malvern and Hawthorn.

#### PROJECT LOCATION

Hawthorn East, VIC

#### STATUS

Completed

#### BARACON'S ROLE

Project Management and  
Builder