

Drake

Drake is a townhouse development at 2 Drake Street in Brighton, on the residential streets between the beach and the Nepean Highway. The development comprises four townhouses, each of about 418 square metres. Each dwelling has its own basement garage and lift, with the four houses sharing a single driveway from Drake Street. The governing constraint is the site and the buyer. Four houses of that size on a single Brighton allotment require basement excavation, a shared driveway and a building envelope that steps to the neighbouring properties, and each dwelling has to be finished to a standard that justifies its price in a suburb where established houses are the competition. Baracon's role on the project runs through the development. The project was valued at $22 million and completed in 2023, and the project file sits within Baracon's current project management system alongside the other Bayside residential projects. The development appointment covered the design, the approvals and the delivery programme for the four dwellings. It sits with Baracon's Brighton residential work at Bay Street, Billilla and Burston, and it is the largest townhouse project by value in the portfolio.

PROJECT LOCATION
2 Drake Street, Brighton, Victoria

PROJECT YEAR
2023