



Montclair

Montclair is a residential development in Brighton, on the residential streets between the beach and the Nepean Highway where the suburb's established houses sit on generous allotments behind mature gardens. The development comprises two houses. It is a boutique residential development and states that Baracon provided sales and marketing, builder and project superintendent services, holding the campaign, the construction and the certification of the works within one team. The two houses share a driveway, with the garages and services set behind the building line. The governing constraint is the subdivision and the streetscape. Two houses on a Brighton allotment need separate titles, access and services, and the building envelopes have to meet the council's neighbourhood character requirements for setback, height and landscaping while each home keeps a garden setting. Both houses were sold during construction, and the finishes were selected with the buyers inside the contract period. Baracon's role was sales and marketing, builder and project superintendent. The appointment covered the marketing of the two houses, the construction contract and the superintendent's certification of progress and completion. Montclair was valued at \$2 million and sits with Baracon's Bayside house and townhouse work at Billilla, Burston and Holyrood, where small developments have been delivered with the sales campaign run by the same team that builds them. The two houses were completed and titled separately, with the shared driveway and services finished before settlement.

PROJECT LOCATION

Brighton, VIC

STATUS

Completed

BARACON'S ROLE

Sales & Marketing, Builder
and Project Superintendent