

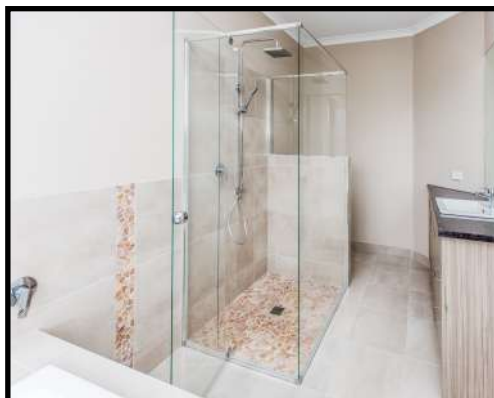
WINTER NEWS 2017

16/06/2017

WALLINGTON HANDOVER



Recently completed is this off grid custom home in Wallington. As we have previously mentioned this home features stunning internal brickwork and wood burner. A completely self sufficient home. We learned many new things from the construction of this home and can't wait to transfer this knowledge onto other projects. We have enjoyed working together with the owners to create this contemporary home with a soft country feel. The home is roomy and functional. The layout of the home was very important ensuring there would be no unused areas and that it would be functional for children growing up. We are very happy to hand over this home to our client who cant wait to move in and start this new stage in their lives with their new home. If you are thinking about building an off grid home but unsure of how to go about it, Little Constructions knows how.



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www.littleconstructions.com.au

BANNOCKBURN - HANDOVER



Little Constructions is proud to see another Belle Vista in Bannockburn with the completion of this stunning blue weatherboard home. The Belle Vista is a simple plan, but highly functional and versatile. We are seeing so many different variances coming through, this highly adaptable home is the perfect home for that modern county lifestyle. We have had so many requests for a slightly smaller 3 bedroom plan, so we are currently developing this design. The 3 bedroom design keeps true to the feel of the original home, just slightly reconfigured for the reduced space. We are always asked by clients if they can alter the existing plan, extend alfresco, move bedrooms, add space through the living, of course you can. We understand that everyone lives differently and values different features for example some people want their Master Bedroom to look into the backyard, rather than the front, we can change this and accommodate our plans to suit your lifestyle. This home differs from our display, most obviously through the façade, with stunning deep blue weatherboard and white trimming this is the perfect provincial home for Bannockburn. Other than the façade this home included features such as joinery to the Lounge (see below), blue and white pattern tile splashback to Kitchen and a wood combustion fire. Our clients have added a beautiful Merbau decking to the front verandah adding extra interest to the facade. We are very proud of how this home turned out and know our clients will have a wonderful time in their new home.



LETHBRIDGE - COMPLETION

Nestled on a stunning 80 acres, in Lethbridge, sits this newly completed 66.4sq home. Our trades have been working hard to see the project through and deliver a home that is consistent through-out. The homes design was developed with discussions on functionality, liveability and design with the clients and our builder Mark. The home was very specific in its requirements, ensuring it would be a perfect fit for the owners and comply requirements from the Golden Plains Shire. The home is one of the largest we have completed to date, showing Little Constructions versatility in its design and execution. Stand out features of this home include, stunning Spotted Gum Timber Benchtops and Flooring, Games room Joinery, Vinyl Wrap Joinery, Stainless Steel cooktop splashback. With a home this large we had to make sure we would achieve the required 6 star energy rating, we were able to add extra insulation to the ceiling and double glazing through out to meet the standards.

We love these classic country styling homes with large open spaces, we know our clients cant wait to move in.



HIGHLIGHTED PROJECTS

Featured Projects for Autumn 2017

Bannockburn Renovation

This Renovation in Bannockburn is nearly complete with only final touches left to be installed such as Showerscreens and Mirrors. The home has come along way from when we started earlier this year and its been great to see its progress. As you can see pictured right there is a stone fireplace surround inspired by the Belle Vista Display home with the TV to be positioned on the left. In our next issue will be a range of before and after photos to show the full renovation.



Bannockburn Belle Vista (Modified)

Construction is flowing smoothly with the roof on and Bricklaying commencing later this month, we should have lock up complete before winter well and truly hits. This will allow our trades to work undercover and minimise delays due to the weather being unfavourable. The layout for this Belle Vista is slightly different to the display with entry to the Master bedroom through the Kitchen, the WIR's behind the bed and access to a separate Study through the Entry passage. The Ensuite also differs with a double vanity in place of where the bath sits and the Living room is accessible through the Family room.



Inverleigh Belle Vista (Modified)

Another Belle Vista but this one is in Inverleigh, this plan has been flipped, so it is opposite of the Display Home. Changes to the floorplan include a basin in the WC and a separate Mudroom in the Garage with an extended Alfresco Area. This home includes the stunning functional Study nook which we have in the Display Home. This home sits on a generous 1 hectare block (which is about 2.5 acres) giving our clients room to have a shed and for the grandkids to run around and explore.



Bannockburn Custom Home

This custom home in Bannockburn has been a long time coming for our Clients. One of the most important parts of the home was for it to showcase art they have collected on their travels around the world. To make sure they can showcase these artworks we have designed a gallery space with niches to custom measurements so each artwork would fit accordingly. The home has 3 bedrooms, 2 living rooms, Separate Study, Butlers and Fireplace.



FEATURE HOME - BALLAN 29



Have you had a look through our Belle Vista Display Home and thought, I really love it, but its just too big? Well then the Ballan 29 is a great option for you, this home combines classic acreage living with its wide design and well thought out Kitchen, Living and Dining. The home provides fantastic access from the Garage through the Laundry into the Kitchen, perfect for if you want to stash the groceries quickly when you have guests coming over. Take notice of some of the design elements in this house, you may

be seeing them again shortly. This home is perfect for a young family or for a mature couple looking to down size. This 3 bedroom home comprises of 2 Bathrooms, 2 Living rooms, separate study and walk in Pantry. It has everything you need to feel right at home.

Call Jared on 0478 686 985 for more information



LAND AVAILABLE - MORIATIC

We are very please to share with you Moriatic's latest property development, Hinterland Moriatic. Comprised 54 blocks all approx. 1 acre, this new estate is sure to take off quickly. If you were looking at land in the Riverstone Estate Batesford or Yellow Gums Estate Ocean Grove, these blocks would be highly comparable. These very generous sized blocks would perfectly suit one of Little Constructions acreage style homes. Conveniently located off the Princes Highway only 15 minutes from Waurm Ponds, Moriatic isn't as far away as you think. Stage 1 sold out very quickly on auction day. Starting prices for these blocks start at \$380,000.00. Stage 2 is now selling fast check out their website to view block details. These blocks will be snapped up quickly we have no doubt about it. For more information please contact Tony Hyde from Richardson Real Estate on 0401 736 136 or Peter Bell on 0438 110 759.



DISPLAY HOME NEWS



Behind the scenes works are still underway for our upcoming Display Home. Some may have seen our new sign up at our Belle Vista Display Home. We are very excited to be in the final stages of designing the home, with construction due to commence in September/October. Being our second Display Home we once again want to showcase a range of quality appliances, tapware and flooring. The facade of our new Modified Hampton Display will be quite different to the Belle Vista as it will feature weatherboards against brickwork. The home is additionally a lot narrower, and deeper, this allows the plan to be situated on smaller blocks as well as large acre properties, whereas the Belle Vista is limited to large wider blocks. (Please note the facade image on the boards are an Artist Impression only.) We have had a buzz of interest in the new Display and we cant wait to unveil the final product in early 2018.

The new display home is for sale with attractive lease back terms, please contact Jared Bailey on 0478 686 985

ILVE APPLIANCES

We are excited to announce our new partnership with ILVE Appliances. This brand is relatively new to the Australian Market, arriving in 1984. They introduced their unique Hand Made European style which was founded in 1952 in Campodarsego, near Venice. In 2003 All ILVE electric ovens earned a European Energy "A Class" rating. ILVE products are all customisable, allowing you to choose from 8 different colours for the unit and 3 different hardware finishes. With so many options to choose from this allows our clients to get that tailor made finish to their Kitchen. ILVE products come in a range of sizes from the small 600mm to the largest 1500mm, the freestanding ovens come with many cooktop features including Integrated, Gas, Electric, Teppanyaki plate, Deep fryer or you can combine you cook top to have Gas, Integrated and a Teppanyaki plate for example. We are very excited to be working with ILVE and offering their products as standard in all of our homes. SMEG appliances will still be available upon request but we know you will fall in love with ILVE with through there amazing design and service.



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