

# SUMMER NEWS 2017

11/012/2017

## INVERLEIGH COMPLETION



This season we saw the Handover of a number of beautiful homes. One of the stand outs which we need to feature is this beautiful Belle Vista. Nestled in the quiet streets of Inverleigh, sits this beautiful home which has been modified from our Belle Vista Display Home (which closed recently on November 5th). The home includes some iconic features such as a claw foot bathtub to the Ensuite, a combustion fireplace in both the Lounge and Living Room. The Living Room includes our ever popular stone work fireplace feature and a floating Spotted Gum Shelf. Also included are Spotted Gum Timber Flooring through out, Study Nook and the Kitchen from our Belle Vista Display Home. Due to the Bushfire Attack Level Rating of 12.5 for this property we installed a product called Modwood Flameshield. The Jarrah decking beautifully compliments the cream brick façade and the deep ocean front door. This project turned out an absolute treat and we are very proud of all the hard work that has gone into this home. If you would like to put your touch on our classic Belle Vista home, call our New Homes Consultant Jared Bailey on 0478 686 985.



# DISPLAY HOME CLOSED - WHAT NOW?

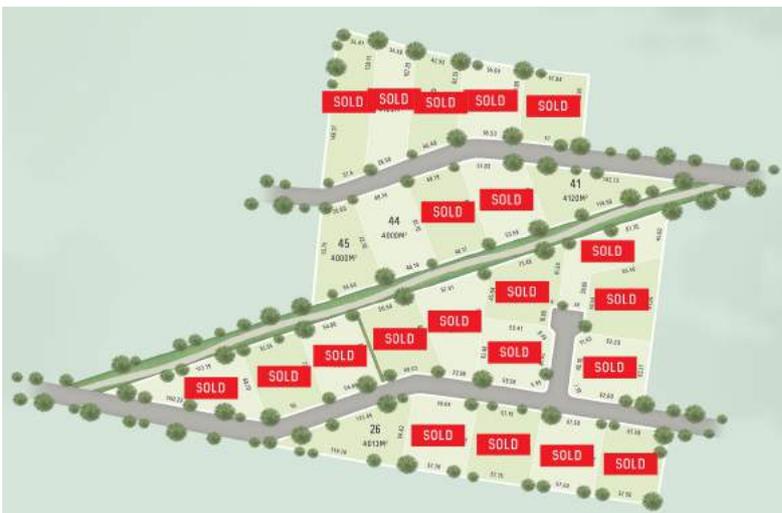


Our Belle Vista Display Home may have closed but that doesn't mean you can't still view our work. Our New Homes Consultant Jared will be available Saturday's from 12pm to 5pm at our Office located at 152 Little Malop Street, Geelong. This will be a great asset for people who work Monday - Friday and are unable to make a time during the week to meet with Jared. We understand with the closure of our Display Home some people may feel they can't view our work. This is definitely not correct, Jared will be able to meet you on one of our current homes under construction to show you through. This way you can see first hand our construction process and a guide of what you can expect to see from the construction of your new home. We have projects in every different stage of the build, so you can view a frame, lock up and fix out of a home, even a home just prior to completion. Of course due to the flow of construction and current projects on the ground we may not have a home ready at a certain stage for inspections on demand, but of course this is something you can speak to Jared about. Jared is available 5 days a week and can be contacted on 0478 686 985 to make an appointment. We hope to be unveiling news about our up and coming Display Home in our next edition, including its location, some exciting design features and the opening weekend dates. So stay tuned to our Facebook and Instagram pages to be among the first to know about our newest Display Home.



## LAND AVAILABLE - MORIAC

We are once again featuring Moriac's newest estate, Hinterland Moriac. Comprised 54 blocks, all approx. 1 acre, this estate is selling out fast. If you were looking at land in the Riverstone Estate Batesford or Yellow Gums Estate Ocean Grove and missed out, these blocks would be highly comparable. If you're thinking Moriac is a little out of the way, you might be surprised. Located 10 minutes out of Waurn Ponds, 15 minutes to Geelong, 15 minutes to the Surf Coast and 1 hour to Melbourne. These very 1 acre generous sized blocks would perfectly suit one of Little Construction's acreage style homes. Stage 2 is currently up for sale with only a couple of blocks remaining. These blocks start from \$380,000.00. Register your interest online through the website to keep up to receive updates including information regarding Stage 3. For more information please contact Tony Hyde from Richardson Real Estate on 0401 736 136 or Peter Bell on 0438 110 759.



# FEATURE HOME - VISTA 43



**BELLE VISTA 53**  
ARTISTS IMPRESSION

With the closing of our popular Belle Vista Display Home, we thought to share another popular Vista Floorplan. This home is a generous 53 squares, which includes 4 Bedrooms, 2 full Bathrooms, 2 Powder rooms and large Alfresco. This design is complete with 3 Living areas and an additional study. This home has everything a growing family needs plus that little bit extra, to accommodate all walks of life. With our Premium Inclusions as standard, this home represents exceptional value for money. Exceptionally suited to the Acreage sized blocks, this home oozes provincial living with its simple rendered façade, front Porch and Verandah and not forgetting its sheer size. Little Constructions understand that not one home design can meet every clients needs, that's why we allow changes to our floorplans, add doors, add a workshop to the garage, make the kitchen larger, what ever you need to make this house your home. If you have any questions on any of our house plans please feel free to contact Jared Bailey our New Homes Consultant 0478 686 985, or email [sales@littleconstructions.com.au](mailto:sales@littleconstructions.com.au). Whilst this home may be too large to for some people, we have a range of Belle Vista's to suit most block sizes and budgets. Including a 3 Bedroom 30 square home all the way up to our biggest Vista to date being this 53 square home.

# HIGHLIGHTED PROJECTS

## Featured Projects for Summer 2017

### Gheringhap

#### Belle Vista (Modified)

Our second knock down rebuild for this year, our clients wanted a fresh new home and chose to go with a modified Belle Vista design. Similar to another project of ours these clients are farmers, so moving location is not a viable option. The home (very similar to our Belle Vista Display) includes a study nook, extended verandah to the alfresco, access to the Ensuite from the Laundry and blockwork corbelling. This home is currently up to lock up stage. We will be looking at handover in the new year.



### Bannockburn

#### Belle Vista (Modified)

Our ever popular Belle Vista plan is making another trip to Bannockburn. Stabilising itself as a leading plan in our range, the home lends its self to all walks of life. Suitable for expanding family's and down retirees. This couple choose to include a separate WC, flip the plan and change the location of the Alfresco moving it more toward the kitchen. This plan also allows for access to the Ensuite through the Laundry. As we can see here, brickwork is just about to commence.



### Werribee

#### Custom Home (Modified)

We were very excited to start this new custom home project in Werribee. Our client was frustrated with Melbourne builders who are very rigid and don't allow the flexibility that we offer. Some great features of this home include natural stone to the Kitchen splashback, Laundry, Ensuite and Bathroom. The design includes elements used in our Belle Vista display home including garage to laundry access and the popular Kitchen, Living and Dining configuration. Another excellent feature is the outdoor room. This outdoor room will have provision for future outdoor kitchen and ply lined ceilings.

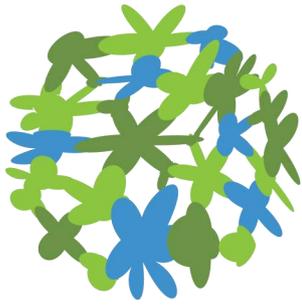


### Torquay

#### Belle Vista (Modified)

First cab off the rank next year is this stunning Red Recycled brick home in Torquay. This home is entirely Red Recycled bricks (excluding the timber cladding by the front entry way). The recycled reds follow the entry wall into the home creating a fantastic feature in the Entry. This 40 square home based off our Belle Vista Display home will include 4 Bedrooms, Work space to the Garage, WC to the Laundry and stunning Timber Fireplace. We can't wait to see this stunning home once completed, it is sure to be a truly one of a kind stand out home.





# GEELONG SUSTAINABILITY

## OPEN HOUSE DAY 2017



We were very excited to have had one of our new homes apart of the Geelong Sustainability Open House Day this year. Taking place on June 15th. Our project on Grubb Road was a massive hit with over 260 people coming through and viewing the home. We received some amazing feedback and got to speak to a wide range of people who were looking for an energy efficient home that was liveable and “just looked like a normal everyday home, nothing too crazy”. Showcasing the construction of the home and lithium battery unit. The off grid home allows its occupants to live bill free, in a sustainable way. Our client has found they have so much available energy that they are installing split system units. This home was one of 10 that were open over the opening weekend. We are so glad to have been apart of such a great day and share our knowledge and experience of building an off grid home. If your land allows you to build off grid then it is definitely something to look into and consider. The advantages of this setup include the major attraction of no bills, also you will be using renewable energy, which is fantastic for our environment. If you would like more information about a possible off grid home, please call Jared Bailey on 0478 686 985. We would like to thank our clients for inviting us to be apart of this fantastic event and learn even more about this growing Geelong organisation, Geelong Sustainability. They run many events during the year which range from this annual Open Day through to classes on growing plants and yoga. To find out more about this wonderful community visit their website <https://www.geelongsustainability.org.au/>



# 2017 A YEAR IN REVIEW

This past year has been a great time of growth for Little Constructions, we have seen some great new additions to our team, seen a fantastic number of homes completed and secured most of 2018 for new homes starts. Amongst everything happening next year, we have an exciting new display home planned in one of Geelong's newest and fastest selling estates. We have big plans for 2018 and we cant wait to share every step along the way with you. We would like to thank everyone for supporting us this year and hope you all have a safe Christmas and New Year. See you in 2018!



Mark, Leesa and the Little Constructions Team, we would like to wish you a Merry Christmas and a Happy New Year.

Our Office will be closed from:

5pm Thursday 21st December 2017

Reopening 9am Tuesday 9th January 2018

Office: 152 Little Malop Street, Geelong, VIC, 3220

P: (03) 5298 3413

E: [admin@littleconstructions.com.au](mailto:admin@littleconstructions.com.au)

W: [www.littleconstructions.com.au](http://www.littleconstructions.com.au)

L·I·T·T·L·E  
**constructions** PTY. LTD.  
DESIGN AND CONSTRUCT

[www.littleconstructions.com.au](http://www.littleconstructions.com.au)