

Why choose South Coast Constructions?

South Coast Constructions has been building award-winning homes on the South Coast for 25 years.

The company has gained a reputation for being able to construct innovative, individualised lifestyle-oriented homes on difficult sites, but is equally lauded for its work on standard building sites.

A long list of awards for not only home design, but also energy efficient, environmentally-sustainable projects, is testimony to the company's commitment to encourage greener construction.

South Coast Constructions has an in-house design team to work closely with each client to design and custom-build a home to meet each individual's lifestyle and budget.

Staff pride themselves on their attention to detail, not only the finish on the project, but also in the design and selection of quality building materials, fixtures and fittings.

It is no wonder South Coast Constructions enjoys many repeat clients! Why not be the next one?



southcoastconstructions.com.au

The Kelsey

47 Sun Orchid Drive, Hayborough



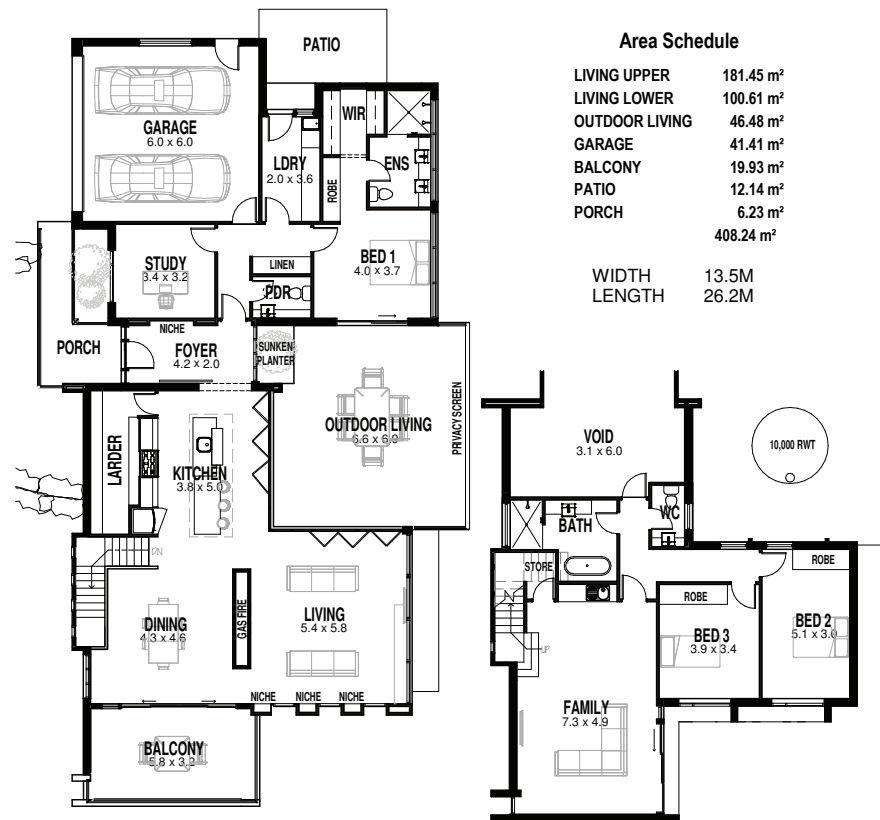
AWARD WINNERS	1996	1997	1999	2001	2002	2003	2004
	2006	2008	2009	2010	2011	2012	2013



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SOUTH COAST
CONSTRUCTIONS
PTY. LTD.

The Kelsey



Area Schedule

LIVING UPPER	181.45 m ²
LIVING LOWER	100.61 m ²
OUTDOOR LIVING	46.48 m ²
GARAGE	41.41 m ²
BALCONY	19.93 m ²
PATIO	12.14 m ²
PORCH	6.23 m ²
Total	408.24 m²
WIDTH	13.5M
LENGTH	26.2M

Upper Floor

Lower Floor



The Kelsey, a modern energy-efficient sustainable family home, or a spacious holiday destination, designed for **limited maintenance** and a relaxing lifestyle.

The innovative home reflects South Coast Constructions attention to detail and experience in creating **award-winning homes** designed specifically for the site aspects, views, gradient and tough climatic conditions that prevail on the South Coast.

The home covers two levels, designed around the incline, each zoned to be independent, offering privacy, **energy efficiency** and with cross-flow ventilation. Clever use of the site incline means the garage leads directly to the upper living area and main bedroom all on the same level.

There are four bedrooms, a family room, a protected "indoor" outdoor living area, three bathrooms and a balcony. The main open plan living area is separated by a double-sided **gas fireplace** set in a feature limestone wall offering intimacy to the living areas, but a timber corner bi-fold door opens to expand into the outdoor living space when needed.

The home creates a **natural** yet **luxurious feel** with extensive use of plantation timber internally and is complemented externally by **Corten steel** and **limestone** composite blocks.

The Kelsey is a fine example of how South Coast Constructions will consider all aspects of your site so we are not only building a beautiful home but **building a lifestyle**.

Among the innovations in the home are:

- 3m ceiling to the main living area
- Double glazed Stegbar Silestone windows.
- Floor to ceiling windows in the living area
- Travertine stone pavers used internally on the upper level floor to create thermal mass.
- Extensive larder adjacent the kitchen linked by a sliding splashback
- An operable louvred sunroof, over the "indoor" outdoor living area

