

# Residential Profile

## Illalong Avenue

Location	27 Illalong Avenue, NSW
Value	\$1.2M
Area	350m <sup>2</sup>
Developer	Resitech
Architect	Cox Richardson Pty Ltd
Builder	Inscope Solutions Pty Ltd
Status	Completed 2011



### About

This social housing project in North Balgowlah was the only social housing project undertaken on the northern beaches through the Federal Government Nation Building Stimulus package funding.

The project comprised a two story block at the front of the site with a two bedroom apartment on each level and a single storey block at the rear with two one bedroom apartments side by side. The internal layout of the apartments was simple and functional to provide for persons with limited mobility and the lower front apartment was designed for Disabled Persons in accordance with AS1428.1

This contemporary development with its rendered external walls, skillion roof and high quality finishes blends in seamlessly with its million dollar neighbours.

The apartments were designed and constructed to a 6 star energy standard and incorporated double glazing, energy efficient fixtures and fittings, solar hot water heaters and rainwater harvesting for reuse in toilets, laundries and landscape irrigation.