



# CASE STUDY

## WALNUT AVENUE HOUSE MILDURA, VIC

A devastating accidental blaze started by a wayward fireplace ember resulted in extensive fire damage to a family home on Walnut Avenue Mildura. Consequently the entire house required extensive demolition and rebuilding, including 25% of the roof frame. Having just sold the property, the fire was particularly distressing for the owner as it resulted in the sale being cancelled.

All living spaces including the kitchen, living room, and bathroom were gutted as was an adjoining carport and pergola. The extent of the damage as well as the need to get the property back on the market as soon as possible, required the Bay Building Services team in Northern Victoria to quickly assess the extent of the damage, appoint the required trades, and commence the repair and rebuild works to the property.

The specific services carried out included demolition, roofing, carpentry, electrical, joinery, ceramic tiling, waterproofing, painting, carpeting, plumbing, and cleaning. All new fixtures and fittings, installation of an entirely new laminate kitchen with cooktop, oven, rangehood and dishwasher, installation of a slow combustion fireplace and ducted reverse cycle air conditioning to the entire house. The devastated and dangerous roof required the use of specialised equipment and contractors to remove the the damaged roof.

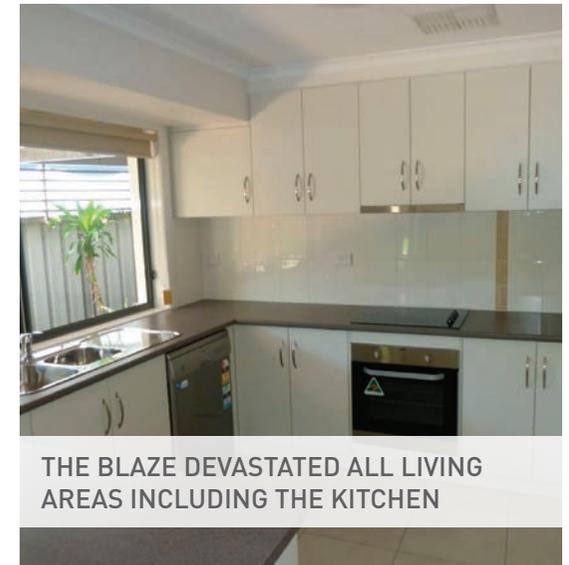
With works taking place over the Christmas and New Year period, the project was precisely timetabled to ensure prompt completion, with handover taking place just over four months after commencement on site. A dedicated Bay project manager was appointed for the duration of the project to oversee the trades and ensure that all repairs were carried out to the highest quality standards.

Upon completion of works, the owner has relisted the house on the market at an asking price almost 20% percent higher than its earlier sale price – a significant testimony to the level of care and workmanship achieved on the project.



WALNUT AVE, NOW FOR SALE AT A 20% HIGHER ASKING PRICE

**PROJECT:** Walnut Avenue House  
**LOCATION:** Mildura, Vic  
**BUILDING TYPE:** Residential Home  
**PROJECT VALUE:** \$177k



THE BLAZE DEVASTATED ALL LIVING AREAS INCLUDING THE KITCHEN