

joncol

BUILDING SERVICES

The Renovation and
Extension **Specialists.**



We LOVE making homes more liveable!

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Together we can find the right design to suit your lifestyle, whether it be ultra chic or timeless classic. We use licensed and experienced trades to ensure those carefully selected components are introduced to your home with accuracy and care.

There's nothing like coming home!

For over 20 years Joncol has been helping people, just like you enjoy that experience.

Joncol Building Services are the specialists in renovations, extensions and small building works and we take enormous pride in our quality workmanship, on-time delivery, excellent reputation and guaranteed workmanship.

Based in Yarraville, we operate throughout Melbourne's inner west suburbs, extending and renovating period homes to suit today's modern family lifestyle.

We love the elegance and grandeur of period features and the challenge of using creative thinking and new technologies to add modern comforts into these homes.

At Joncol, we deliver. And we look forward to making your dreams of a more live-able home come to life.

Why choose Joncol?

Renovating or extending your home can be one of the most rewarding endeavours you embark on in your lifetime. We understand the roller-coaster this emotional journey can be. You need a builder you can trust, a firm price, a contract and a guarantee the work will be completed on time, on budget and to a high standard.



The Joncol difference.

We assign a designated Project Manager for each project who will work closely with you to ensure the project runs smoothly. Our subcontractors are experienced and qualified to perform works the Joncol way.



West Footscray total revamp.

A newly married young couple brought a 120 year old home to make their own.

The renovation work uncovered some challenges that were quickly dealt with by the Joncol team and, by handover time, this dated house had turned into a truly liveable and gorgeous home!

It features a new kitchen, bathroom, new flooring, feature timber cladding to the living space and deck with built in BBQ complete with hidden dog kennel. The Owners have repeatedly told us they could not be happier with the end result!





Beautiful kitchen and laundry renovation.

They say that bathrooms and kitchens are the most important rooms in the house and when you see the end results of this Joncol masterpiece you'll agree! The renovation focused on the three key elements of a great home – functionality, light and space and of course aesthetics!



**Three key
elements of a
great home –
functionality,
light and space.**



A rooftop apartment with style.

This project is a story of how to maximize your position and beat the sales record in your area!

Set above the rooftops of Seddon, the apartment features incredible views of the city skyline and stepping in you'd question how it could get any better. This extension may have been the smallest sqm increase on Joncol's books, but the impact was enormous.



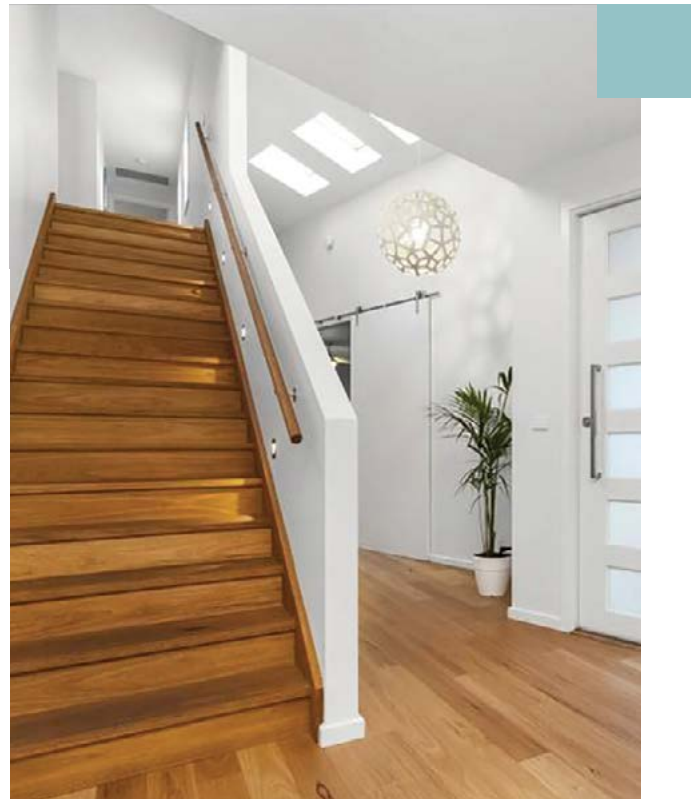
The smallest sqm
increase creates
the most impact!



A house with a whole new lease on life.

Starting with the well-dilapidated remains of tiny cottage in the growing suburb of Williamstown, this project required a lot of imagination. Luckily the energetic young family had some fantastic ideas on how to turn it into a dream family home.

The extension section of this home was essentially a new home neatly tucked behind, complimenting but not shadowing the heritage cottage with its stately figure.



A tiny cottage turned into a family dream home!

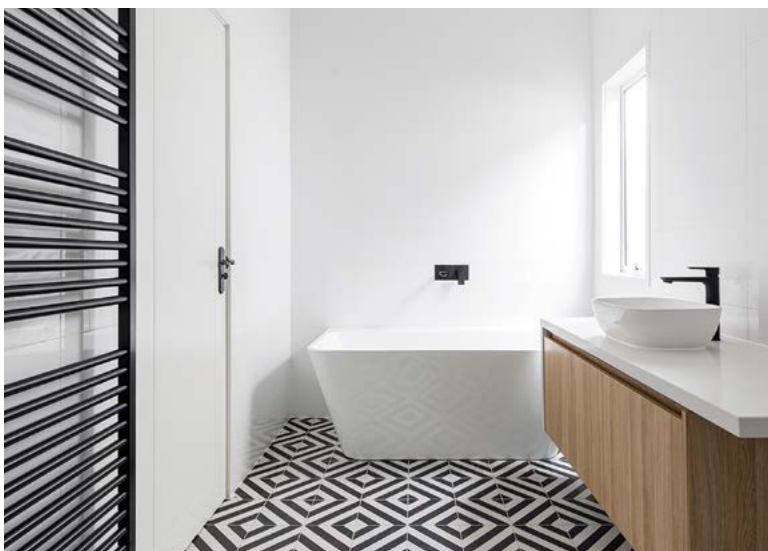




A stunning period home extension.

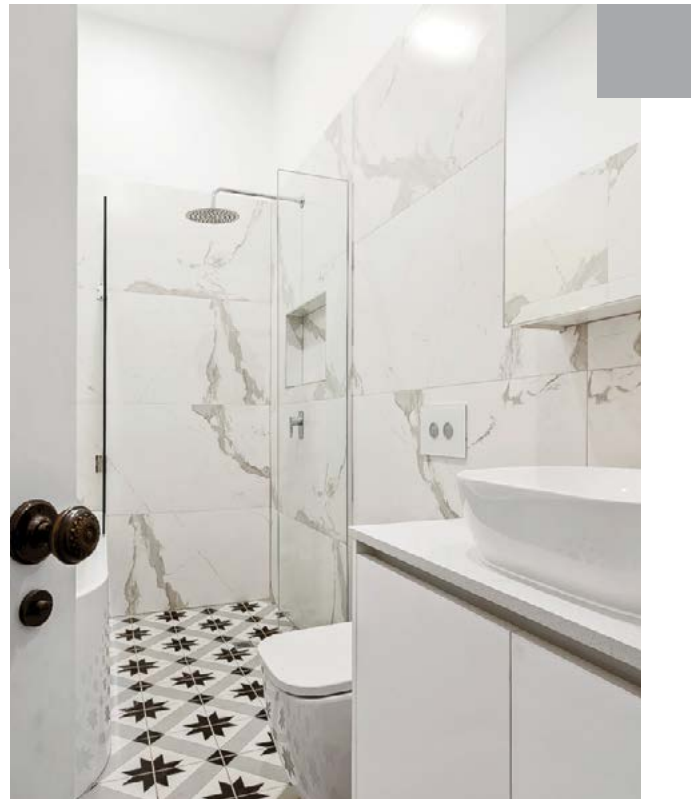
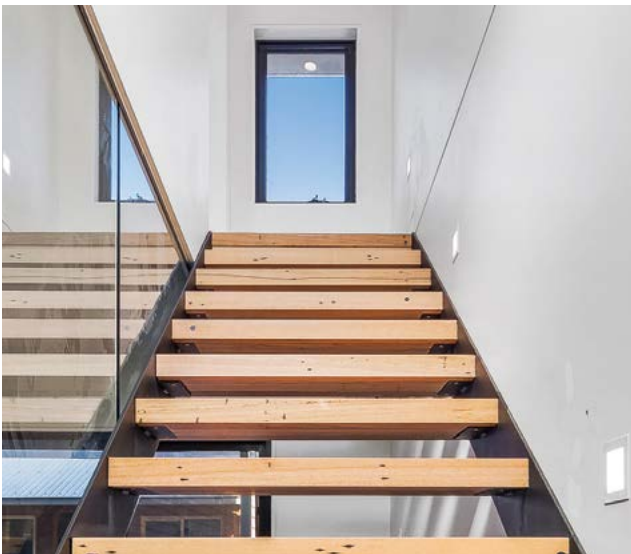
After a full Joncol extension and makeover, this beautiful period home is an absolute delight for it's Owners. Designed for a young family, the open-plan kitchen living and dining with adjoining entertaining deck and landscaped yard offer perfectly appointed spaces for all occupants to enjoy.

Stepping into the kitchen you can't stop yourself saying 'WOW'. Dark floor to ceiling cabinets, feature window splash back and stone bench tops prove there has been no expense spared in this alluring home.



The art of something different.

Standing loud and proud, this metal-clad renovation is perfectly appointed and expertly executed. Seamless clean lines create an air of sophistication while showcasing the quirkiness in the design and material choices. The steel staircase with timber treads is even better in person – it is absolutely divine!



Seamless clean lines
creates the WOW factor!





A rule breaker.

Pink and green shouldn't be seen. Keep consistent neutral colours throughout the house. Keep study areas tucked away. Windows don't work in showers. Design for sale, not for you....

This one broke all the rules and somehow it works perfectly! Very custom designed to suit the Owners' stylish tastes. It was a blessing to be involved with such a detailed project.



Working within a budget to get the most impact!

Megan and Steven knew they needed a change, but they just needed some help with realising the scale of their ideas. After serving up a number of options, Jonathon was able to tweak and modify a design that not only suited the couple's budget but also maximised the true potential of their much loved family home.

Some of the salvaged materials from the demolition was re-used for this new build!





What a difference!

Set in a coveted pocket of trendy North Melbourne, this run down apartment was housing a very special client who had some extra special design ideas.

A glass brick wall, custom designer bench tops and a cedar shower base are just a few of the amazing details that have left a lasting impression.

Joncol were absolutely thrilled and excited to be a part of this incredible transformation that has set the bar very high for other apartments in the area.

A rundown apartment transformed with some clever design ideas.





A cosy weatherboard single storey rear extension.

The Owners of this cosy weatherboard home loved their handy Yarraville location but were itching for a house that offered a bit more space and a bit of the wow factor. So they handed over the keys to Joncol and entrusted us to create the perfect family home for them.

The scope of the project was for a contemporary single storey rear extension combined with an effective renovation, to transform every crevice into a bright, spacious and modern home that is far more liveable.



**Renovating your property
can significantly increase its
value, even if you only make
small changes.**



A much needed change.

This West Footscray extension shows the ideal way to maximise the space and functionality with a cost effective way of extending the home.

For some project inspiration check out this rear home extension. The grey area highlights the old floorplan and the pink; showcases the new plan. This highlights how this extension works and gives the family much more needed living space.

The back of the house was extended to include a new kitchen with a walk-in-pantry and a spacious open living/dining area. A new walk-in-robe and ensuite were added to the master suite and a fourth bedroom/ rumpus room completes this renovation. Working with the existing structure and remodeling this space into a spectacular and modern family home to be enjoyed for many years to come.

PORCH



OLD FLOORPLAN NEW FLOORPLAN



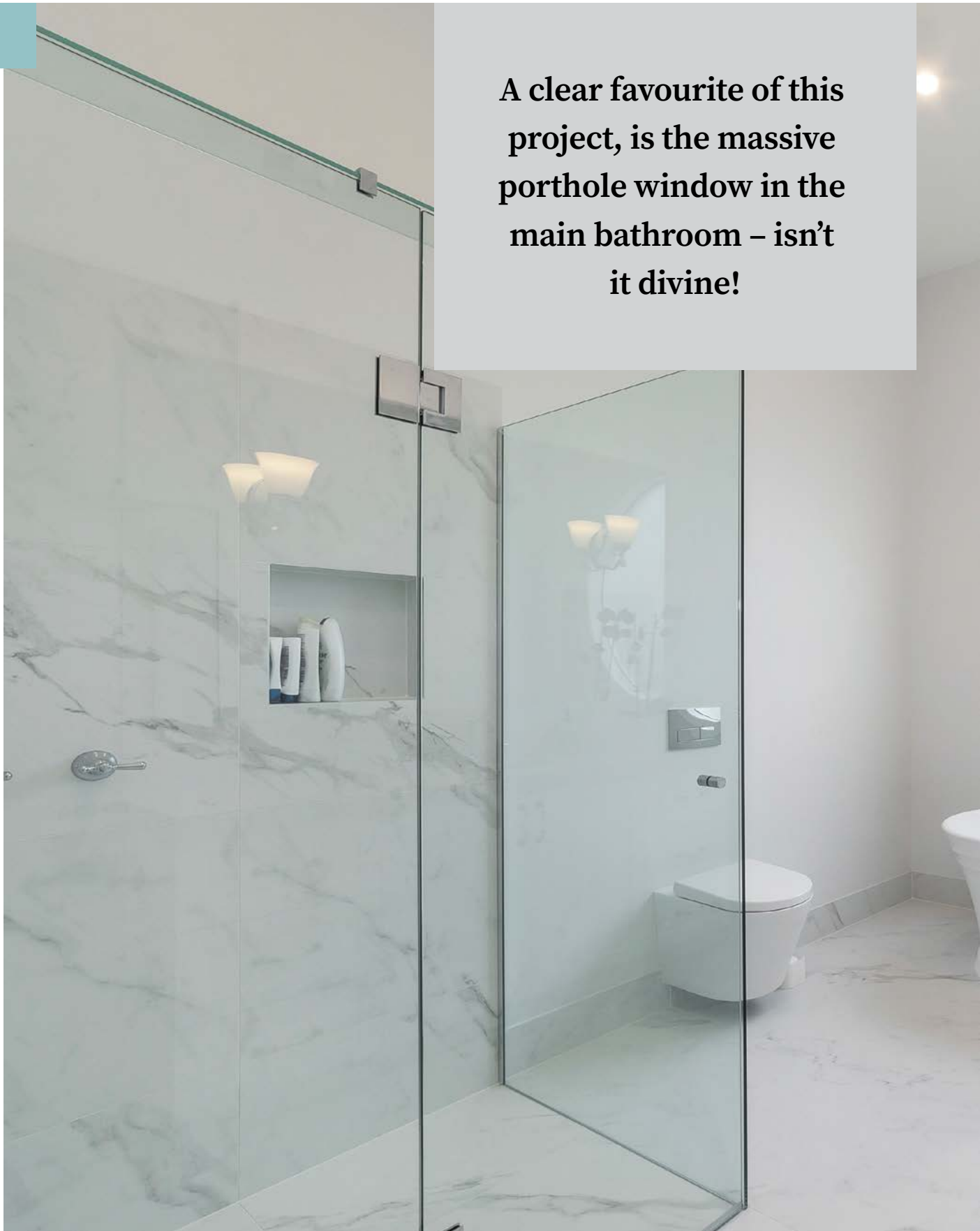
This one will make you jealous!

From the street, this heritage overlay protected home looks like it just received a bit of love and a lot of paint. Step inside the original stained glass front door; however, an entirely different world welcomes you!





A clear favourite of this project, is the massive porthole window in the main bathroom – isn't it divine!







An endearing
Edwardian
branches outward
and upward.



No place like home...

This worldly couple and their young family had been working and living overseas, so when it came time to return home to their endearing Edwardian, they knew it was time to branch outward.... and upward!

Tucked away in the quiet leafy backstreets of Yarraville, this architecturally designed facade cuts a mean silhouette. It's powerfully commanding exterior is complemented perfectly by a soothing interior of carefully selected timber and monochrome hues.



This architecturally designed facade cuts a striking silhouette.



A modern update and a tweak of the original floor plan to enhance its liveability.

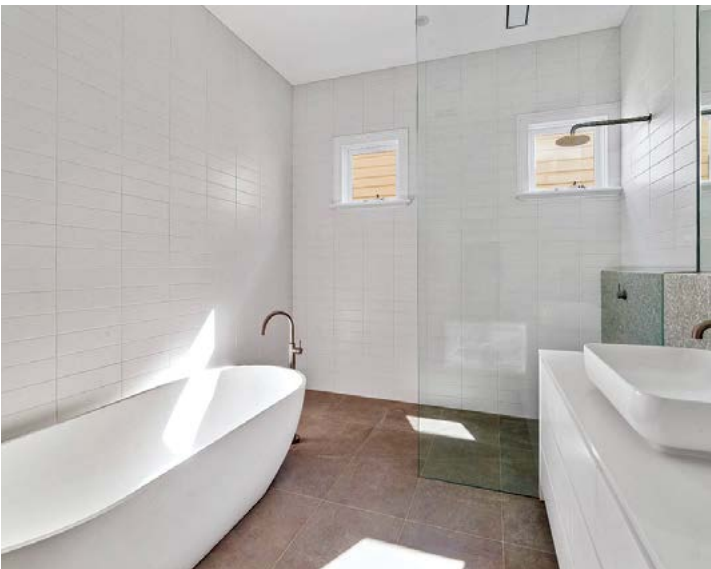




An architectural update.

Set in a leafy street in idyllic Seddon, this home was already well appointed in size but ready for a modern update and tweak of the floor plan to enhance its liveability.

Windows and doors to the living space were replaced offering dual sliding door access to the rear deck and a flooding of natural light into the interior each morning. The laundry and second bathroom was relocated increasing the living space, which is now fit out with custom 2pac plywood shelving and full wall of cupboards with hidden study nook.





Single storey extension.

This cleverly designed open plan living, dining and kitchen area makes a great use of a small space in the heart of Yarraville. Bulkheads and built in cabinetry provide excellent storage space and define the living areas, while the Baltic pine flooring is soft and inviting. Sliding rear doors allow plenty of natural light, and open onto the rear yard for summer entertaining.



Understated and elegant extension.

Located in a historic area of Spotswood, this elegant home had great bones but needed a little extra space for its growing occupants. Without taking away from its beauty, the single detached weatherboard has been extended at the rear to include an open-plan living, dining, kitchen and decking area with newly appointed bathroom and laundry

A crisp contemporary interior, dark oak floors and pops of cool colours worked well to revitalise the interior and highlight the detailing in the original architecture.

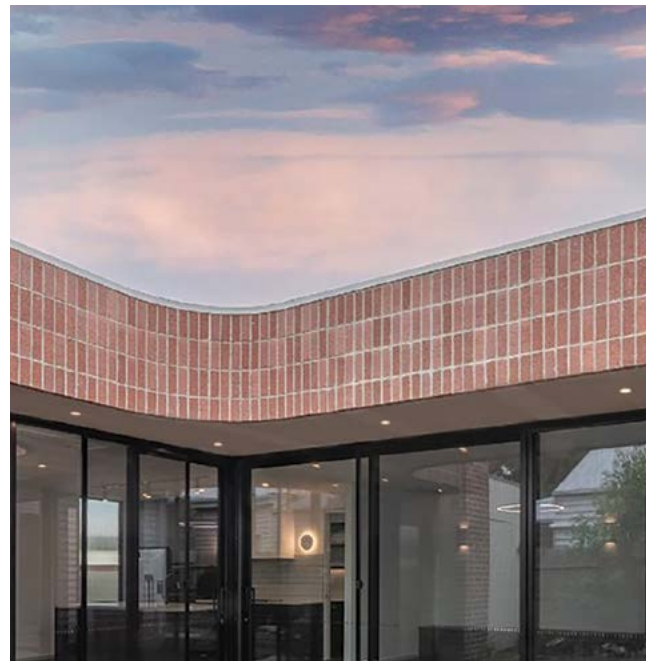




Superb from tip to toe!

This one's a beauty! An extension evoking bold and captivating interior spaces and art deco touches. There are so many details to love - from the feature lighting, dark timber joinery, reeded glass, restoration of the ceiling roses, terrazzo and kit-kat tiles and the wonderful splashes of colour; just to name a few.

But the main highlight of the home is the central courtyard, accentuated by a curved wall, connecting the main living areas to the outdoors. Once the landscaping is completed, the courtyard, as a focal point, will be hard to miss and easy to enjoy.



Raked ceiling extension.

Set in an unassuming suburban street in Werribee, this stunning extension built with the innovative Surefoot footing system puts a smile on your face as soon as you step through the door.

The space is cleverly designed with light and airy spaces throughout. The kitchen dressed in blue and gold is a stunning feature and fine example of the perfect design choices the owners made at every step of the way.



This house doubled
in size with a full
gut and renovation
throughout!





A design makeover packed full of style.

Close to the heart of Yarraville, this home had the perfect location and great bones but was lacking in the style department. In just a few short weeks the home was completely transformed on a tight budget.

The main bathroom received the greatest treatment being fitted with a contemporary floating vanity perfectly matched with twin basins, gold mixers and oval mirrors. The Owner's interior design choices have absolutely made this home shine in its best light.





**A house with great bones
transformed into a stylish new
home on a tight budget.**





Impressive street appeal.

This young, growing family engaged Joncol to extend upwards and outwards with a well-designed modern extension to their heritage home. The new spaces encompasses an additional 3 bedrooms, new kitchen, living, dining and rumpus, as well as an ensuite, main bathroom, study and family sized laundry.





This West Footscray
heritage home certainly
turns a few heads in
the street.

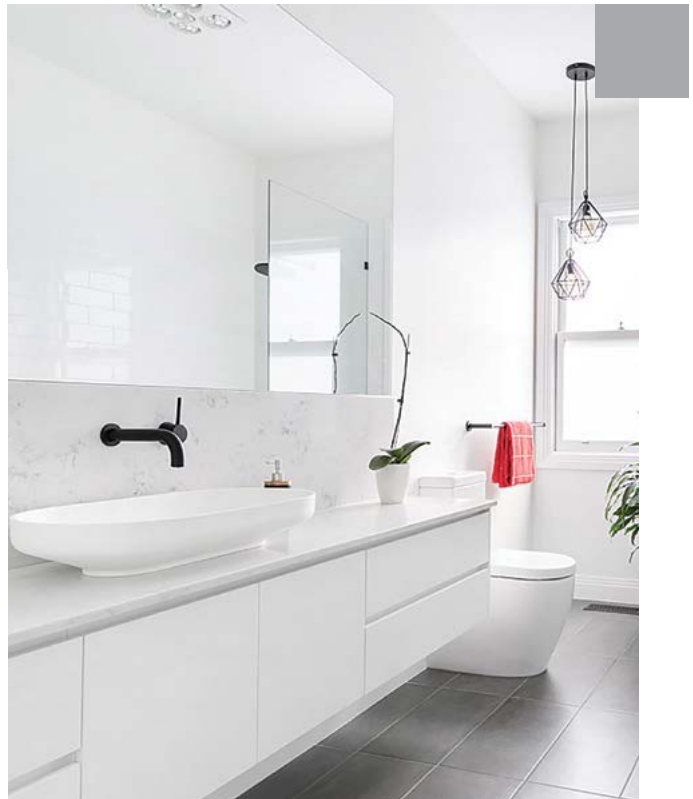




Monochrome inspired colour palette.

Joncol's single storey extension blends seamlessly with this charming period home, adding onto the rear and improving the layout inside. The transformation of this home allowed it to grow from two bedrooms to four with an ensuite and walk-in-robe to the master, full family bathroom, formal living and sensational open plan kitchen/living/dining.

This home is an absolute delight! If your home doesn't look this good, why not give us a call and start the journey to a more liveable home.



**A single storey extension
with the WOW factor!**





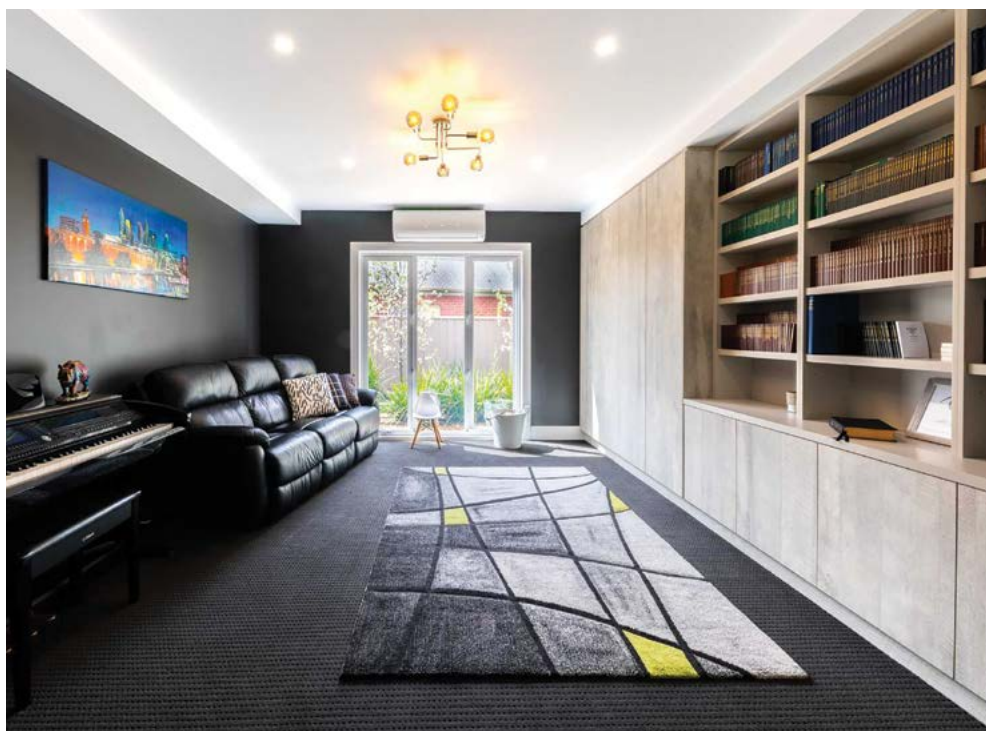
For a unique room
feature... an in-slab
floor wine box was
added downstairs.



A most stately home.

Situated in a prestigious Werribee Estate, this two-story residence was possibly the most modern home the Joncol team has transformed. The Owners had recently purchased the property and engaged Joncol to carry out some serious tweaking to make it fit for their young family. This massive project involved four extensions to increase the floor space and improve the flow of the home.

Internally the whole house was renovated including new bathrooms, kitchen, laundry, doors, cornices and skirting's throughout. The finishing of this home is superb, but most importantly the Owners are thrilled with their new home!





An unusual colour palette takes this kitchen to another level!

A green kitchen and a pink fridge...who would have thought this colour combination would look so good and suit an old workers cottage in Seddon. Paired with stone bench tops and a country style cooker, this room has again nailed the blend of new, old and personal taste.



A unique colour combination to inspire!







Extension and renovation.

A growing family knows well the effects of limited space, so it was very clear to this loveable bunch that their precious commodity was in need of an extension and renovation.

The classic features of this double fronted Edwardian were begging to be restored and carefully blended with a new contemporary addition to the rear. All of which, combined with the sophistication of the couple's interior styling, has produced a dreamy, yet in-vogue sanctuary that brings constant joy to the entire household.





Award winning bathroom renovation.

Age knows no bounds! The owners of this beautiful 19th Century home wanted Joncol's expertise when installing new bathrooms for their old home. Using a combination of custom and imported fittings, hidden lighting, a feature clad wall and in situ cabinetry, we were able to incorporate the home's heritage into two luxurious yet modern facilities



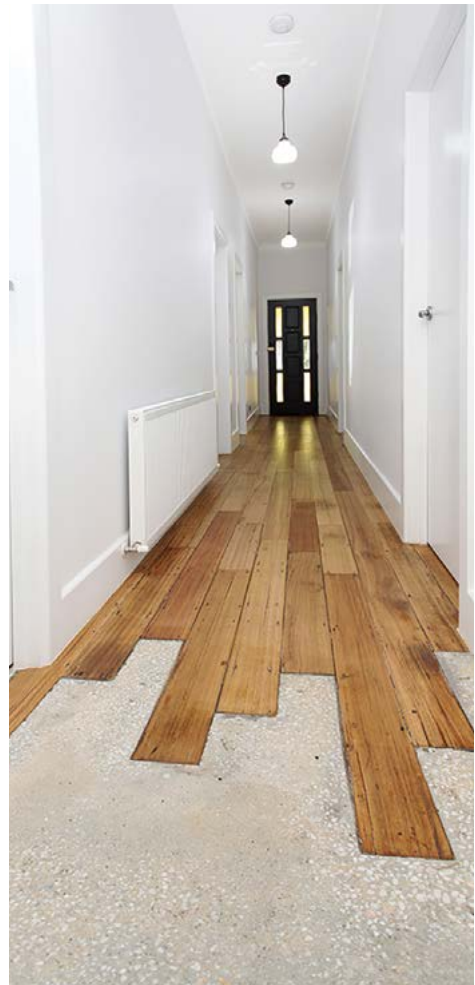
A well loved house restored back to life.

The extension area in this house has a modern sealed concrete slab with hydronic under-slab heating for winter comfort. In this space sits the open plan living and dining areas along side the magnificent kitchen. With terril coloured cabinetry, metaline splashback and white stone benchtops the kitchen is everything you would dream of and more. There's also a butlers pantry combined with the laundry for plenty of extra hidden storage and bench space to turn this home into a spectacular and modern family space.





The dining room is encased in large sliding doors which brings in beautiful warming light.





Not your average granny flat.

At the edge of the garden sits this perfect retreat with a well-appointed kitchen, roomy bathroom and inviting living space.

The shadow-gap ply lined ceiling add to the homely feel, guests certainly aren't second best in this abode.



The perfect small
retreat for family
or guests.

Old meets new.

An ultra-cool renovation for an ultra-cool client! This home is totally more liveable with a slick black kitchen that fits beautifully into this industrial unit in trendy Brunswick. The space is well designed with overhead cabinets, industrial pendent lights and black gooseneck tap over a black sink.

The bathroom also continues the black tapware trend with a floor mounted bath spout and features square edges galore.



A trendy industrial
unit in Brunswick with
some ultra-cool
renovations.





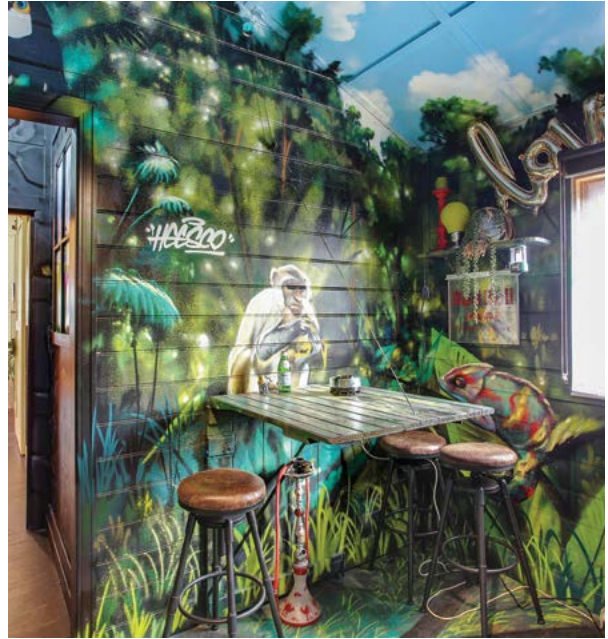
A 1923 Bungalow restored with a modern extension.

One look at this home and you understand the meaning of a truly unique build. Stepping through the front door you are immediately transported to a world of magic and wonder!

Every square inch has been meticulously planned to perfectly blend the old and the new with an array of styling flair. And shining through each custom element is the careful planning, hard work and absolute dedication of Joncol's skilled tradesmen.

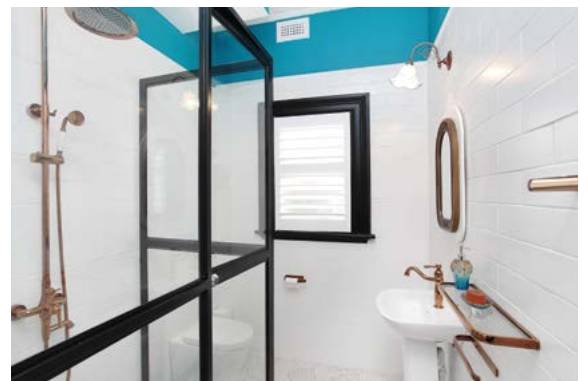
Once a single-story 1923 Bungalow with art deco features, it now boasts an upper loft bedroom with double attic windows, a modern extension filled with the latest gadgets, a secret room with custom graffiti and outstanding landscaping to suit.





This eclectic home
creates a unique look &
feel for every room.





It's all in the detail.

When the Client is also the Architect we know we are in for a good project! Pushing the building envelope to the boundary, the design makes maximum use of space and light and the end result is a home that is both stunningly beautiful and really comfortable to live in. The extension is modern, but as it is tucked away behind the period facade, the charming street-scape has been retained.



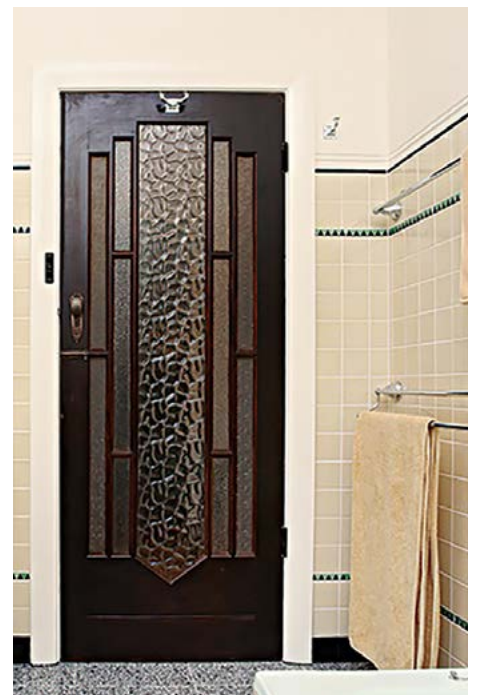
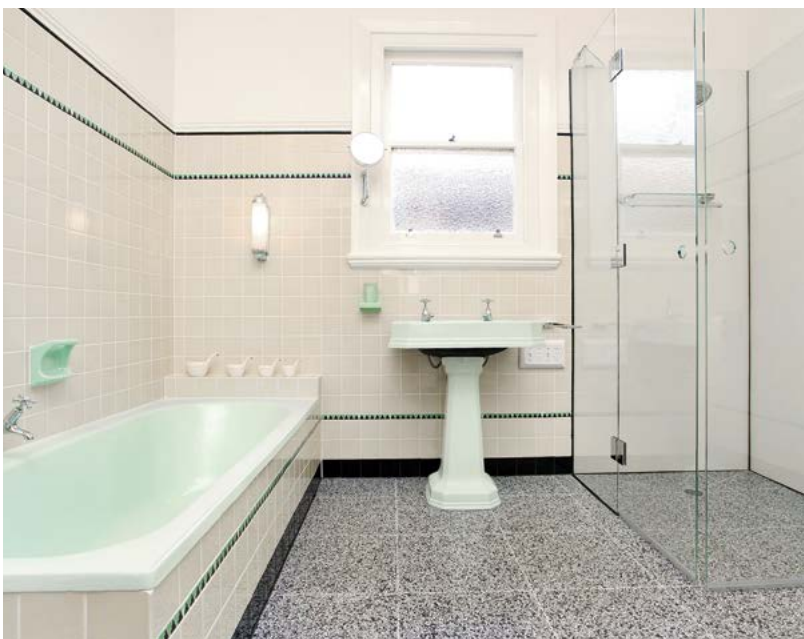
**This design makes
maximum use of
space and light with
a fabulous result.**





Tapping into the 1930's.

This art deco bathroom was a rare honor to complete with every element of the room meticulously planned and executed to perfection. The border tiles were matched to the original design and custom made for the renovation. The clients passion for restoration and staying true to the era of the home was awe-inspiring.



A glamorous
Art Deco
bathroom space.

Go with the flow.

Once upon a time this family home was a series of short hallways and small living spaces. Knocking down a few internal walls and building another new wall to close off the study area, has created a beautiful and multi-functional space for all the family. The opulent new kitchen features stone benchtops, seamless finger pull draws and quality appliances. A new floating floor throughout and a refreshing lick of paint brings the whole area into harmony.



Stylish pendant lights sit proudly above the island bench and are the perfect colour and style choice.





Up and out.

The contrast of black and white and play on roof lines in this facade mean the new areas, particularly the upper storey, sit in harmony with the original weatherboard home while introducing modern design styles and texture.





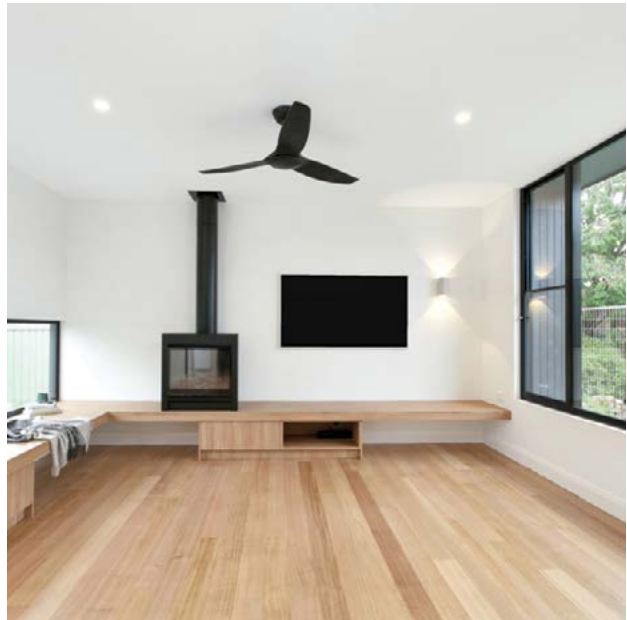
The crafted American oak staircase entices you up to the second level.





The cluster of paper mache look pendants truly sets off the dining area.





Everyone's Dream Home

There's a lot to like about this home! Fully stripped back this tired and wonky home clad in asbestos has been reborn as everyone's dream home. The character has been maintained in the front bedrooms with a neutral pallet allowing the stained-glass windows to shine.

There's a lot of goodness in the parts you can't see too! Underneath, the extension was built using the Surefoot steel footing system and an agi drainage system sorted out the surface drainage issues. Hydronic heating, reverse AC and a gas fireplace ensure year-round comfort but given the wrap of insulation are likely to be rarely used.



From shambles to success.

Pulling apart this old extension it was obvious a few shortcuts had been taken in the past. Many of the walls needing replacing and additional structural supports added to make the house safe.

From a ramble of rooms in the rear, the bathroom has been relocated closer to the bedrooms and an open plan kitchen/dining/living space created. The rear was fully opened up with sliding French doors for indoor/outdoor living. New windows in period style were installed to project much needed light into the space and the neutral tones throughout allow the light to bounce around and make the space feel larger.



**Small home renovations
that make the most of
your budget.**



When personality shines through.

Working on the rear of the home, we've added a double gable extension housing a bedroom with robe, dining room, living space, multipurpose room, and laundry plus beautiful rear deck. The existing exterior got a lot of love too with the removal of some horrible fake cladding and replacement of stucco to the gables along with a good lick of paint.

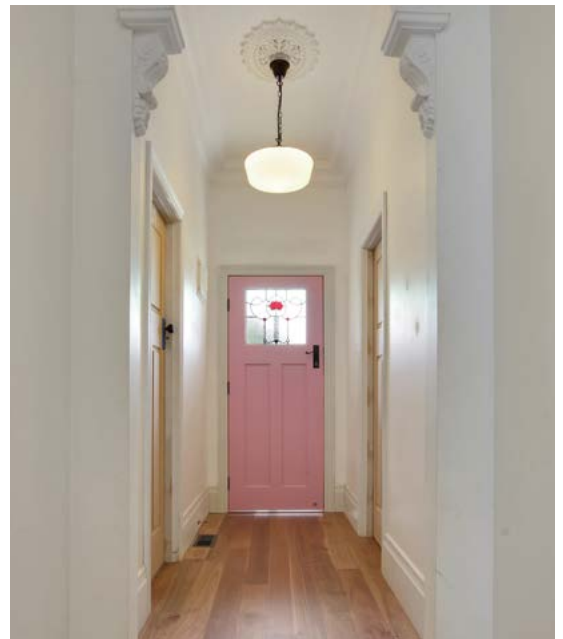
Steel arch doors with reed glass are a stand out feature in this room.





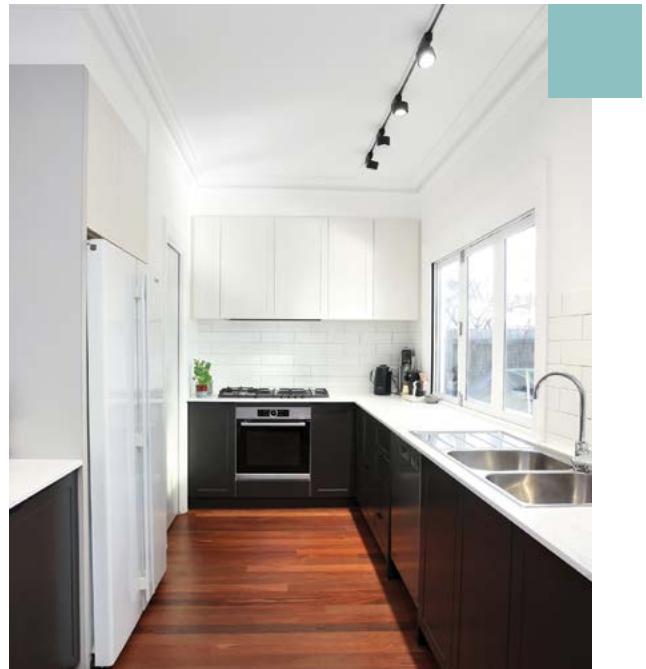
Abundant charm & comfort.

This little home became a squeeze for the growing occupants and the only way to resolve it was to go bigger! The rear lean-to's were knocked down and the space extended to create a fourth bedroom, study, large open plan kitchen, dining and living room. Style packed joinery adorns the well planned and executed kitchen complete with a built in wine fridge, walk in pantry and farmhouse sink. The new upgrades create warmth and space.



Simple brilliance

The home is an excellent example of how to renovate for longevity. It's classic but classy fixtures and fittings in neutral tones with clean simple lines that pull it all together. The floorplan is well thought out and practical with minimal moving of walls and building new ones but a better layout overall sectioning off the living spaces from the bedroom wing.



Decorating with neutral tones create a cozy living space.





FEATURED ON
“Australia Best Homes”
2015 and broke the
local sales record
price in 2017.



Whimsical, magical and everything fabulous!

The home is very playful with an observatory style skylight, sunken living spaces, nautical exterior, staggered roof-line, and Alice in Wonderland themed yard. The home was an absolute delight for his two young girls to grow up in.

Whilst we focus our professional efforts in being the renovation and extension specialists, we have included this property in the brochure to highlight the customisation and uniqueness Joncol can bring to the project.

DIRECTOR: Jonathon Grima



Meet Jonathon Grima.

With over 20 years experience, Registered Builder Jonathon Grima is a hands-on leader to the Joncol team ensuring every project is delivered to the Joncol standard.

Joncol have a genuine desire to uncover the full potential of your property, happily accommodating any time or budget constraints, whilst incorporating the lifestyle ideals held by you and your family.

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We LOVE making homes more liveable!

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BUILDERS
VICTORIA**



**REGISTERED
Building Practitioner**



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