



THE CLASSIC

TWO-BEDROOM TWO-BATHROOM | MODULAR HOME



INTELLIGENT DESIGN FOR EVERYDAY LIVING

At Master Modular Homes & Granny Flats, we deliver premium modular homes designed to make modern Australian living more comfortable, functional and considered.

Every home combines intelligent spatial planning, quality materials, refined finishes and practical layouts that make better use of every square metre.

From compact backyard studios and granny flats to fully self-contained modular homes, our range provides flexible living solutions for families, guests, lifestyle needs and property investment.

Our experienced team coordinates the complete process. This includes consultation, design development, approvals, manufacturing coordination, delivery, installation and handover. The result is a clearer, more efficient and carefully managed alternative to traditional construction.

With display locations in Perth and Melbourne, and customers supported Australia-wide, we remain committed to quality, compliance, personal service and an experience you can feel confident in.

WHY CHOOSE MASTER MODULAR HOMES

- More efficient project timeframes
- Intelligent and space-conscious designs
- A coordinated process from consultation to handover
 - Quality materials and refined finishes
- Flexible solutions for different properties and lifestyles
 - Australia-wide delivery and customer support

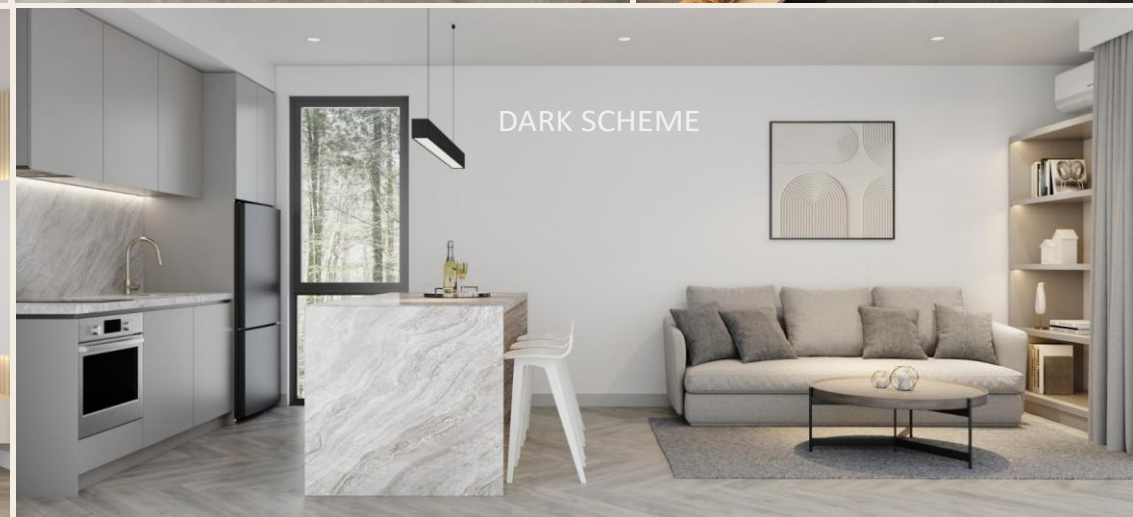


“We deliver more than a modular home. We provide a complete living solution, carefully coordinated around the way you want to live.”

THE CLASSIC

TWO-BEDROOM TWO-BATHROOM |
MODULAR HOME

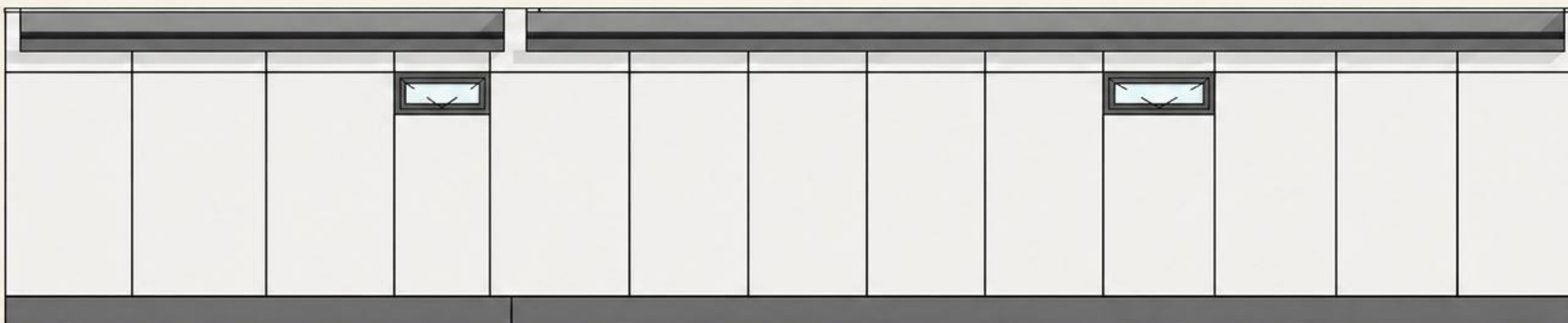






3100
3400
300

1 FRONT ELEVATION
C200 1 : 50



3100
3400
300

2 REAR ELEVATION
C200 1 : 50



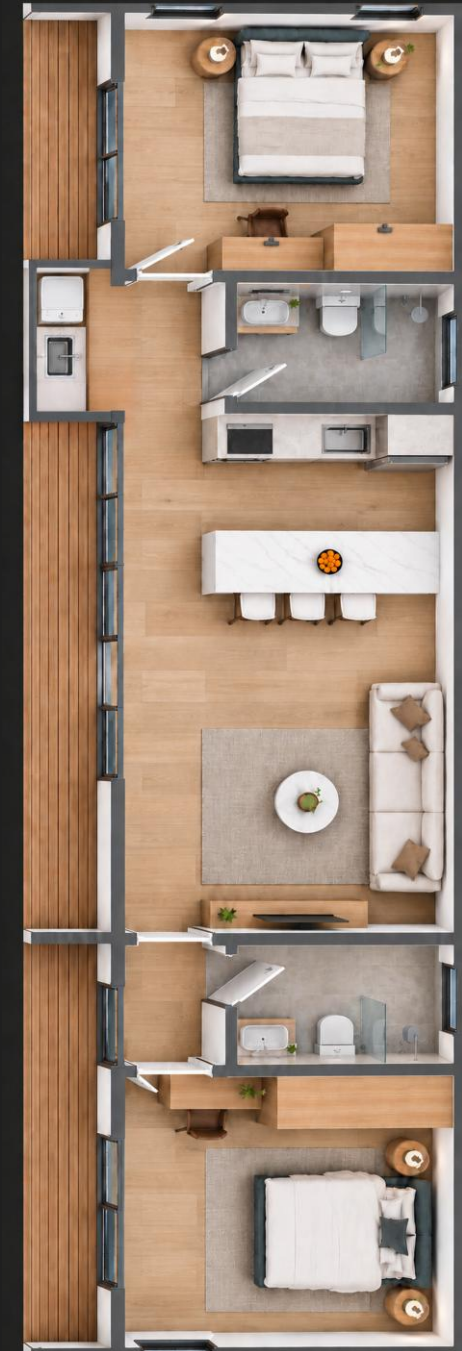
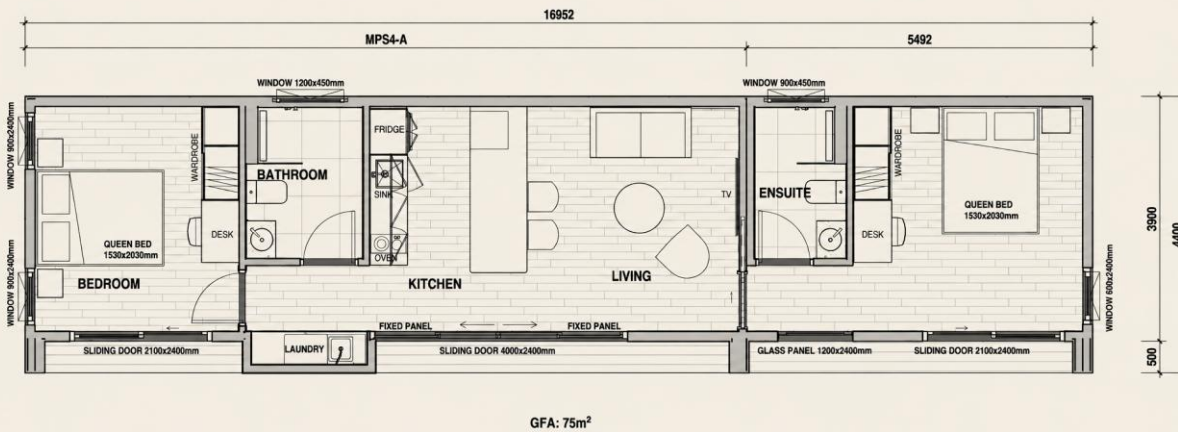
3100
3400
300

3 LEFT ELEVATION
C200 1 : 50



3100
3400
300

4 RIGHT ELEVATION
C200 1 : 50



YOUR JOURNEY, GUIDED FROM VISION TO HANDOVER

Choosing a new home is a significant decision. At Master Modular Homes, we make every stage clear, coordinated and reassuring. From the first conversation through to installation, handover and ongoing aftercare, your journey is managed with care, precision and open communication.

01

CONSULTATION & PERSONALISATION

Every project begins with understanding what matters to you. We explore your lifestyle, spatial requirements, preferred floor plan, finishes, colours, cabinetry, furniture and appliances. Each selection is carefully coordinated into one considered package before your project progresses.

02

PLANNING & APPROVALS

Planning and approval requirements can feel complex. Our experienced team coordinates the necessary drawings, engineering, consultants and documentation, keeping each requirement organised and moving forward while helping to minimise unnecessary delays.

03

PRODUCTION & SITE PREPARATION

Once approvals and selections are confirmed, manufacturing is typically completed within 12 to 14 weeks by our specialist production partners. While your home progresses, site and foundation requirements are coordinated for a smooth arrival and installation.

04

DELIVERY, INSTALLATION & HANDOVER

Your completed home is carefully transported to site and professionally installed. We coordinate placement, final inspections, service connections and finishing works, then guide you through handover once the home is complete, compliant and ready to enjoy.

A STREAMLINED PATH TO COMPLETION

APPROXIMATELY FOUR MONTHS

From confirmed approvals and selections through production, delivery and installation, the complete journey is typically achieved in around four months, providing a modern, high-quality home without the extended timelines of a conventional build.

ONGOING AFTERCARE AND FOLLOW UP SUPPORT CONTINUE BEYOND HANDOVER.

WHAT SETS MASTER MODULAR HOMES APART

A Master Modular home brings together intelligent design, responsible materials and a carefully coordinated process. The result is a refined, functional and sustainable home designed around the way you live and delivered with confidence.

SUSTAINABILITY WITH PURPOSE

Sustainability is embedded in our approach. We prioritise environmentally responsible materials and resource efficient processes, with less than 10% of construction materials directed to landfill. Fully electric home systems support greater energy efficiency, helping to reduce carbon impact and ongoing costs.

INNOVATION THAT SERVES YOU

As housing challenges and costs continue to rise, our modular approach offers a smarter, more efficient alternative. Controlled production creates greater consistency, fewer site disruptions and a more predictable program, without compromising quality, strength or long-term performance.

INTELLIGENT DESIGN FOR MODERN LIFE

Every home is thoughtfully planned to maximise comfort, function and liveability. Smart cabinetry, versatile fittings and considered layouts make efficient use of every square metre, while refined architectural detailing allows your personal style to take the lead.

QUALITY WITHOUT COMPROMISE

Modular should never mean basic. Our homes are permanent Class 1A dwellings, delivered with close attention to structural integrity, durability, functionality and finish. Carefully selected materials and considered construction provide lasting comfort, confidence and a sophisticated sense of home.

OUR COMMITMENT

BEAUTIFULLY DESIGNED. CAREFULLY COORDINATED. READY FOR REAL LIFE.

Choosing Master Modular Homes means investing in long term comfort, efficiency and sustainability. From your first enquiry through to handover and beyond, we provide honest guidance, personalised support and the clarity to move forward with confidence.

INCLUSIONS, WARRANTIES & INSURANCES

WARRANTIES & INSURANCE

- 10 year structural warranty
- 25 year foundation warranty
- 7 year builders indemnity insurance

ENERGY, EFFICIENCY & SUSTAINABILITY

- 7 Star energy rating
- Zero carbon footprint cladding
- Vapour permeable sealing membrane
- Energy efficient hot water system
- Argon filled double glazed aluminium windows and sliding doors
- Low VOC paints, cabinetry and sealers
- WELS rated plumbing fixtures and LED downlights
- High-performance insulation across walls, ceilings and floors

EXTERIOR FEATURES

- Steel frames and trusses
- Colourbond or equivalent roofing
- Powder coated aluminium double-glazed windows and sliding doors with fly screens
- Australian approved composite decking
- BAL 29 bushfire resistant construction
- N2 wind rating

INTERIOR FEATURES

- 2600mm ceiling height
- Scratch resistant, low VOC engineered timber flooring
- Water resistant Villaboard in the bathroom
- 2400mm hinged internal doors with brushed chrome hardware

INCLUSIONS, WARRANTIES & INSURANCES

KITCHEN

Available in The Lodge, Retreat and Studio models

- Custom cabinetry
- Stainless steel double bowl sink
- Water saving brushed nickel mixer
- Stone splashbacks and stone finish countertops

APPLIANCES

- Fisher & Paykel induction cooktop
- Fisher & Paykel mini combi steam oven
- Fisher & Paykel integrated rangehood

BATHROOM

Available in The Lodge, Retreat and Studio models

- Stone vanity benchtop
- Ceramic wall and floor tiles
- Wall hung toilet and semi recessed vanity
- LED backlit mirror
- Full height waterproof tiling within the shower

ELECTRICAL & SAFETY

- Energy efficient LED lighting throughout
- Hardwired smoke detectors with battery backup
- GPOs throughout the kitchen, bathroom, living areas and exterior
- External LED wall light

EXCLUSIONS

- Site excavation, landscaping, transport and delivery fees, service connections and installation, balustrades and handrails

FIXTURES & APPLIANCES



KINTCHEN SINK

Yopolo 4545AR
Undermount Single Sink



SINK MIXER

Yopolo Chrome
CL107



RANGEHOOD

Fisher & Paykel
Code: HP60LDCHX4
Size: 316x530x280mm



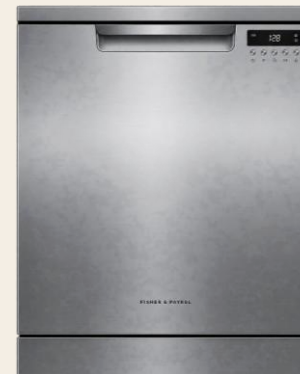
2 ZONE INDUCTION COOKTOP

FISHER & PAYKEL
Black Glass CI302DTB4
Size: 54x300x530mm



MINIMAL COMBI STEAM OVEN

FISHER & PAYKEL
Black Glass OS60SMTDB1
Size: 598x596x565mm



DISHWASHER

FISHER & PAYKEL
60cm Dishwasher

BATHROOM FIXTURES & ACCESSORIES



MASTER
— MODULAR HOMES —

SMRT BUILT



HAND HELD
SHOWER

Yopolo Chrome
CRW501



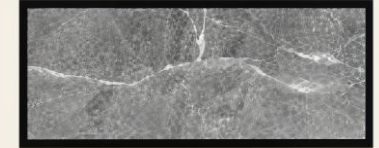
WALL SHOWER

Yopolo-CL101B



TOWEL BAR

Yopolo Chrome
CL2801



TILE INSERT SHOWER
CHANEL DRAIN

Yopolo-CDG100



TOILET PAPER HOLDER

Yopolo-1806



SHOWER MIXER

Yopolo-CL106



BASIN MIXER

Yopolo Chrome
CL101H



TOILET

Yopolo- 026



ROBE HOOK

Yopolo Chrome
CL1810



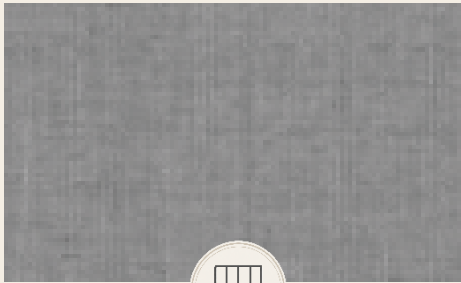
FLOOR WASTE

Yopolo – DF07



RECTANGLE VESSEL BASIN

Yopolo – 415X415X135mm
Code: 016-78115



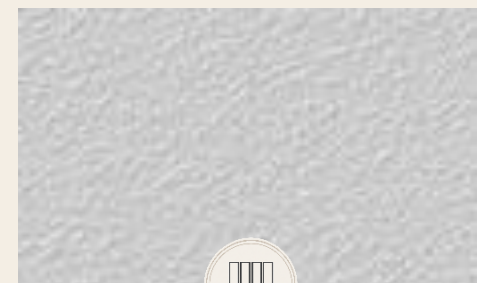
CURTAIN

Color: Grey or Equivalent



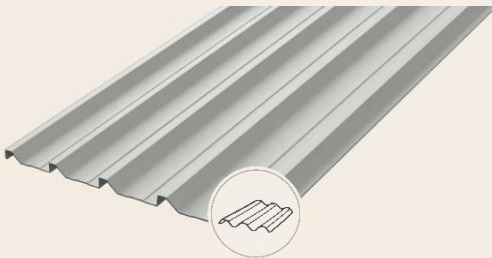
FLOOR

Laminate Flooring
Code: Atroguard
AC4 1203



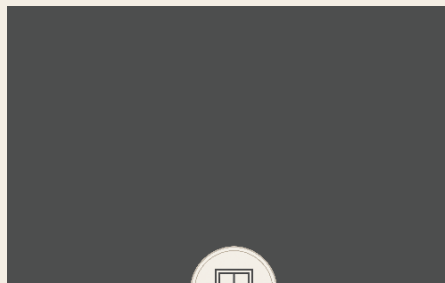
EXTERNAL CLADDING

CFC Painted
Color: White matt matching
Jotun S0500-N



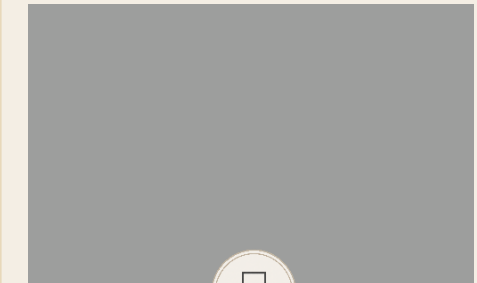
ROOF
TRIMDEK PROFILE STEEL ROOFING.

Color: Umbra Grey



WINDOWS | ENTRY DOOR
COLOR: ALUMINIUM MONUMENT

Frame Aluminium + Powder coat finish
Color Glazing: Clear



CABINETRY

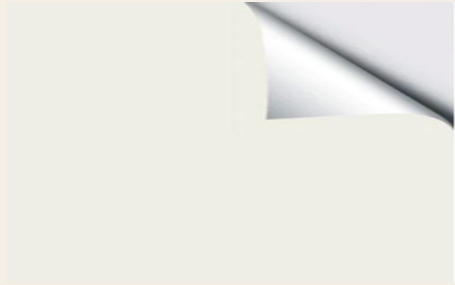
PU Paint Finish
Matching Colour
Jotun 117 or Equivalent

FINISH MATERIALS



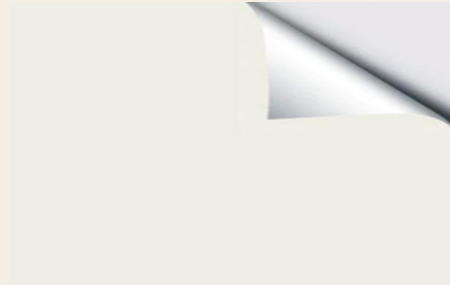
MASTER
— MODULAR HOMES —

SMRT BUILT



INTERNAL WALL

Jotun white S0500-N



CEILING

Jotun white S0500-N



BATHROOM WALL

Ceramic Tiles 300x600mm
Code: Belissimo TT-SANSTONE3601



BATHROOM FLOOR

Ceramic Tiles 600x600mm
Code: Chang Yih
KS60201D-R



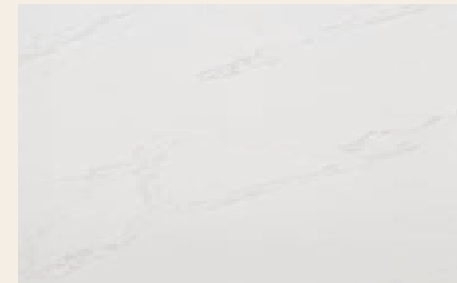
EXTERNAL CLADDING

Fiber Cement Board
Color: White Matching
Jotun S0500-N



DECKING

WPC Decking
Code: DOMI DM-3D03



ISLAND | KITCHEN TOP
| SPLASHBACK

Engineered Stone.



LET'S BRING YOUR PROJECT TO LIFE

Our team is here to guide you through
your modular home journey.



CALL

1300 788 547



EMAIL

info@modulargrannyflat.com.au



WEBSITE

Master Modular Homes & Granny Flat

VISIT OUR SHOWROOMS

266 LENNARD STREET HERNE HILL, PERTH WA.
35 KEPPLER CIRCUIT SEAFORD, MELBOURNE VIC.



BUILT TO LAST

Quality materials.

Built for Australia.



FAST DELIVERY

Manufactured & Delivered

within 12 - 14 weeks.



ENERGY EFFICIENT

Comfortable living.

Lower running costs.

— We build more than granny flats. we build homes. —

PREMIUM MODULAR HOMES & GRANNY FLATS ACROSS AUSTRALIA

ABN 16 699 665 391

ACN 699 665 391

*We go beyond modular homes. delivering complete. professionally managed living spaces
thoughtfully designed for modern life.*



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