

MODSCAPE™



BLUEYS

BEACH

Why Modscape?

Modscape is a proudly Australian owned and operated designer and manufacturer of modern, sustainable, prefabricated modular buildings. Our homes are bespoke and designed individually for each client's unique project brief.

We build homes that last a lifetime.

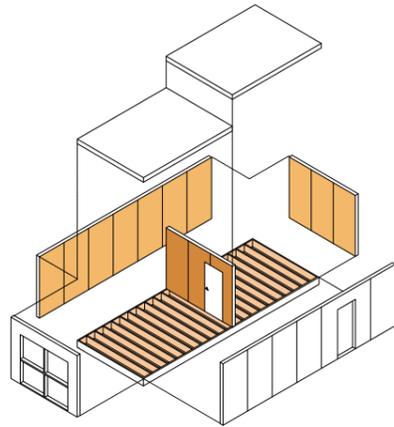
Using innovative modular designs and manufacturing systems we create flexible building solutions. Our modules are prefabricated in our factory and then delivered complete to site.

Let our expert team of architects, interior designers, consultants, project planners and builders guide you through all stages of your project. We work with knockdown rebuilds, new developments and off-the-grid builds.

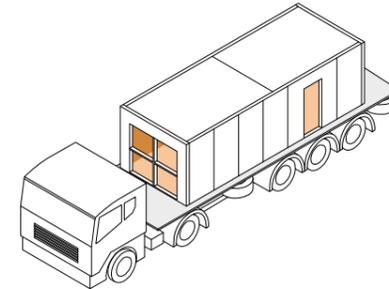
Our team will work collaboratively with you through each step of the way – from the custom design of your home, permits, building plans and all relevant documentation, through to construction, delivery and installation of your new home.

We aim to create a stress-free process for each of our clients through their home-building journey. With easy payment plans and a step-by-step process, let our team guide you through.

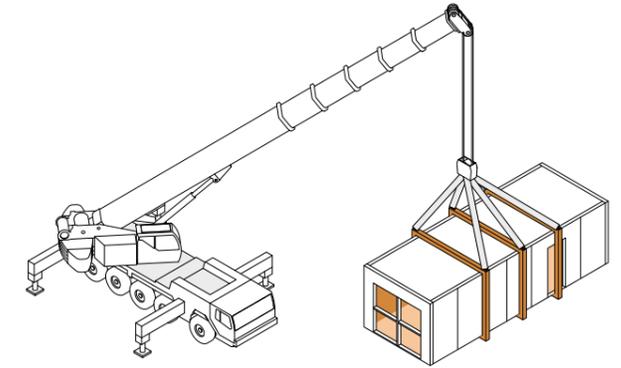
How we build



Modules are manufactured in our VIC or QLD factory and completed to 95% before transporting to site.



Completed modules are wrapped and loaded onto trucks, then carefully transported from our factory to site.



A crane is used to lift each module onto the site, before works commence to install and complete the project.

Benefits

Speed

Offsite construction can reduce project timelines by up to 50% by eliminating weather delays and enabling concurrent site works.

Cost

Our transparency and fixed price structure allows piece of mind for your project. Our payment plans allow for easy budgeting.

Quality

Our controlled factory setting allows us to achieve unparalleled precision, resulting in greater quality and consistency.

Waste

Using standardised building components in a controlled environment significantly reduces construction waste by up to 80%.

Carbon Footprint

Having a centralised location limits transportation of materials and labour to a single site, cutting carbon emissions by up to 60%.

Disruption

Offsite construction can reduce project timelines by up to 50% compared to traditional building methodologies.

Modscape Homes



Tamarama, NSW



Bronte Beach, NSW



Modscape Homes



Point Leo, VIC



Bronte, NSW



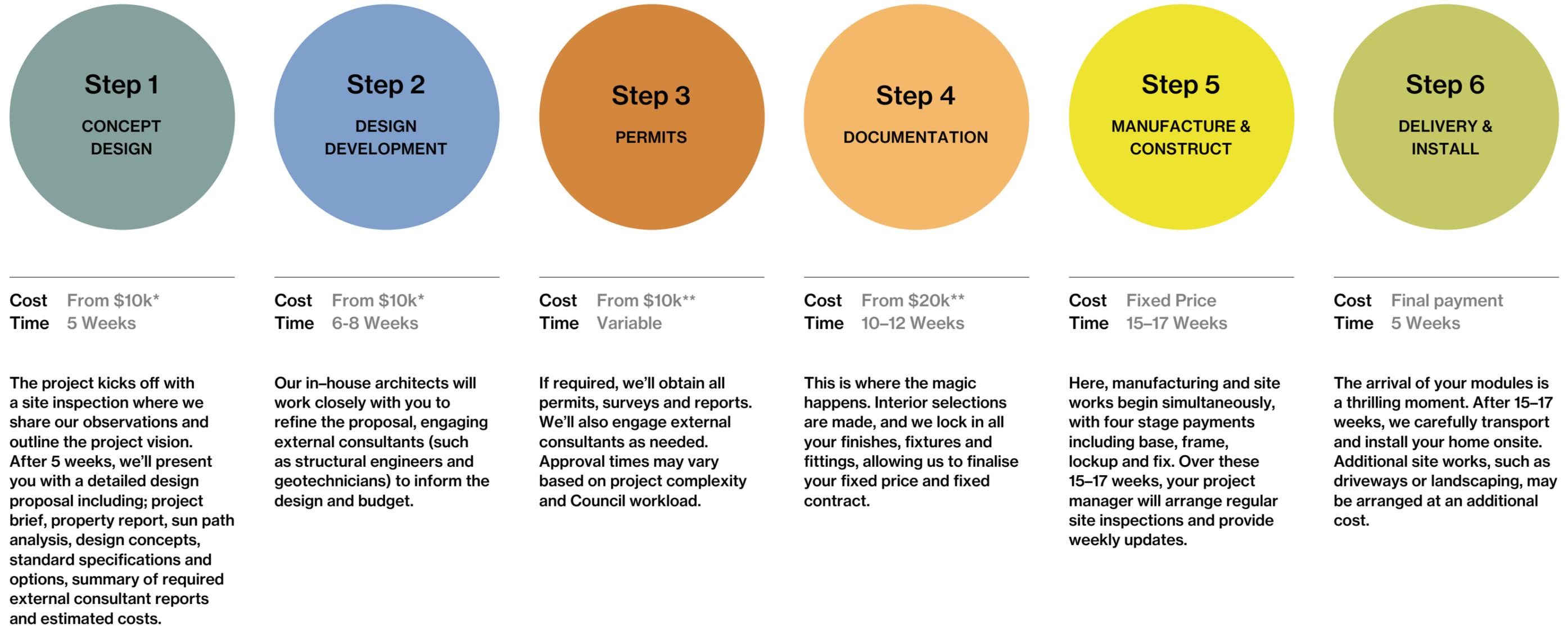
Modscape Homes



Kangarooie, NSW

Phillip Island, VIC

Modscape Process

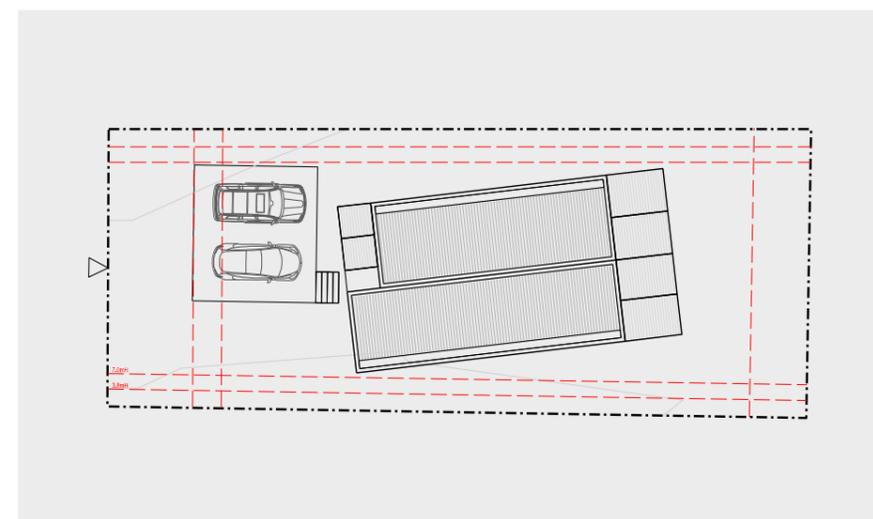


From concept design to completion can be achieved in as little as 12 months

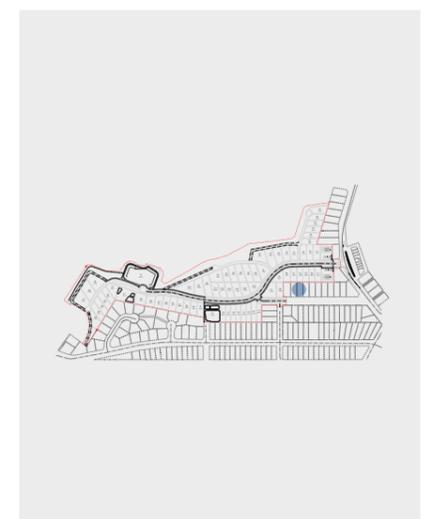
Bluey's Beach Home A



Ground Floor Plan



Site Plan

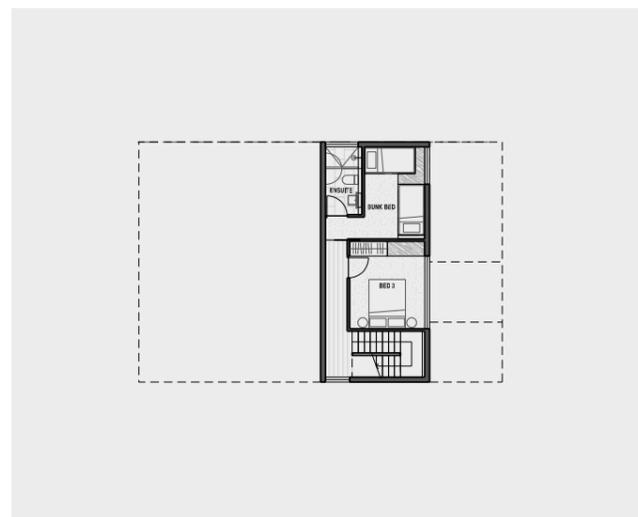


● Site Location

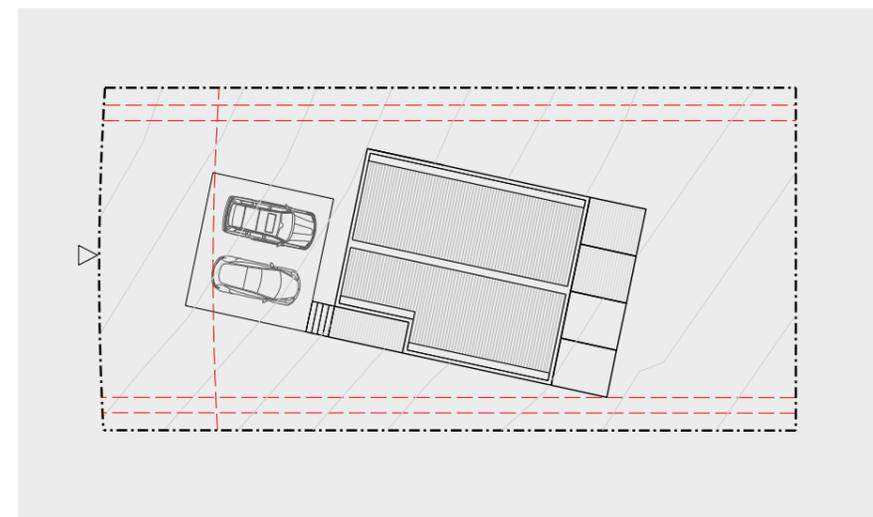
Bluey's Beach Home B



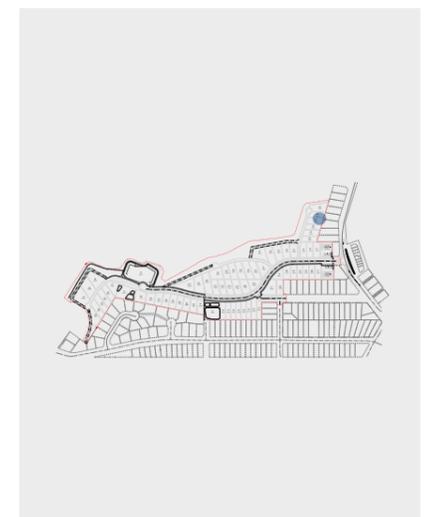
First Floor Plan



Ground Floor Plan



Site Plan

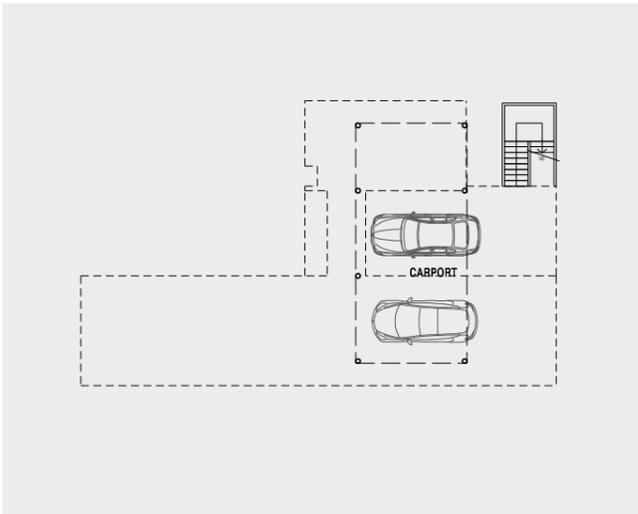


Site Location

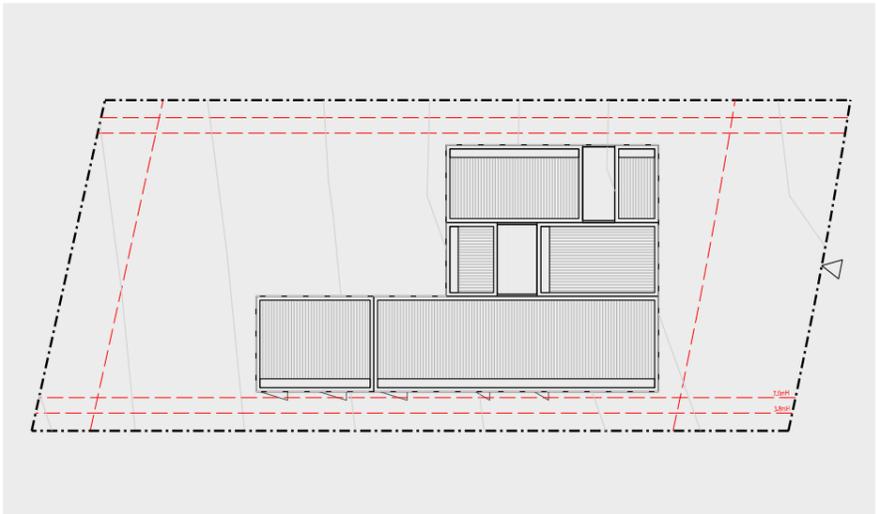
Bluey's Beach Home C



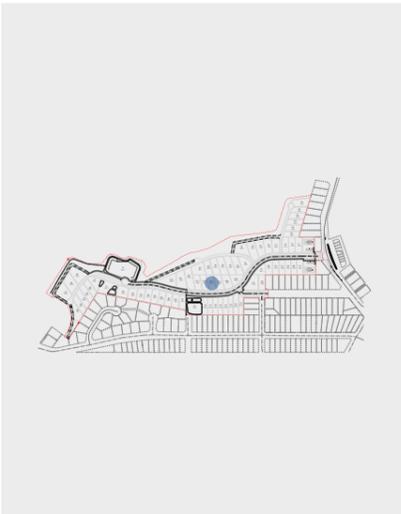
First Floor Plan



Ground Floor Plan



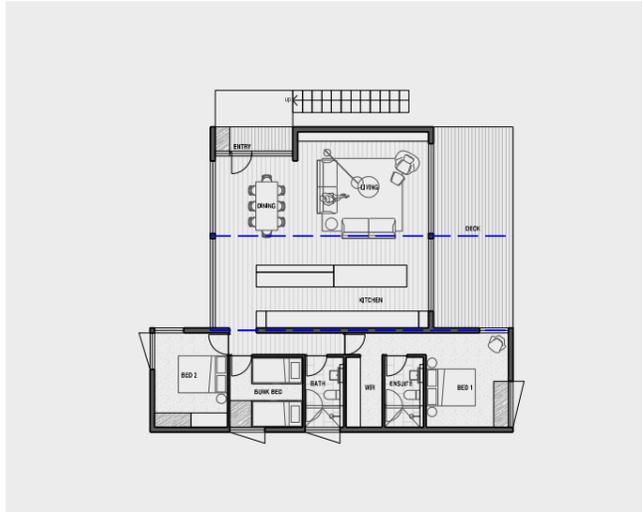
Site Plan



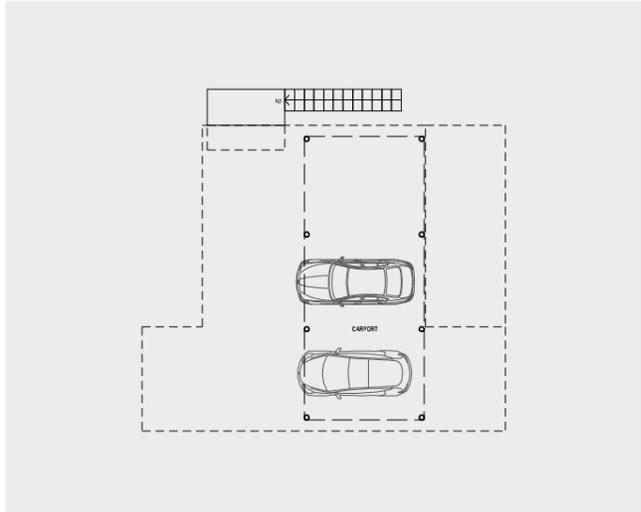
Site Location

Bluey's Beach Home D

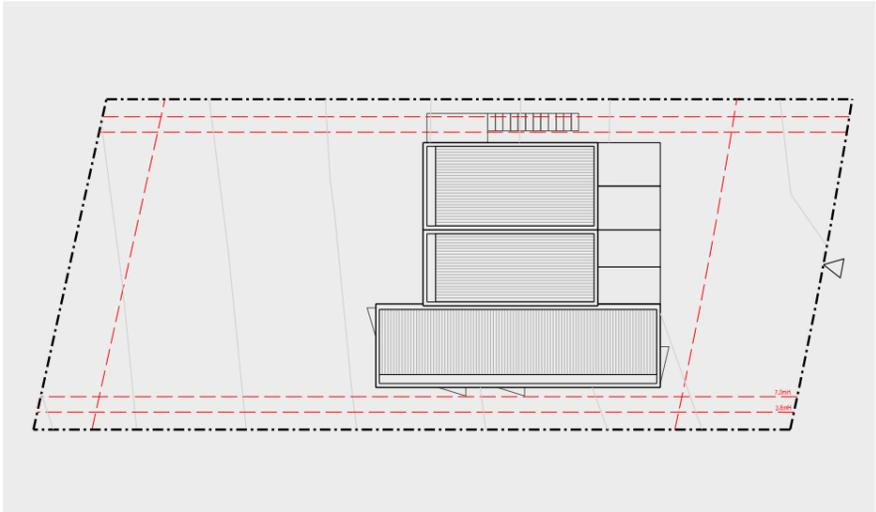
Alternative Layout
To Home C



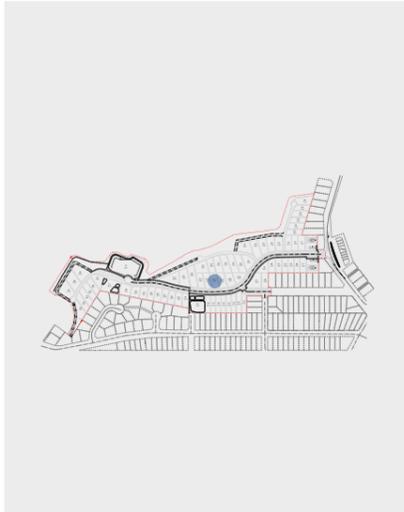
First Floor Plan



Ground Floor Plan



Site Plan

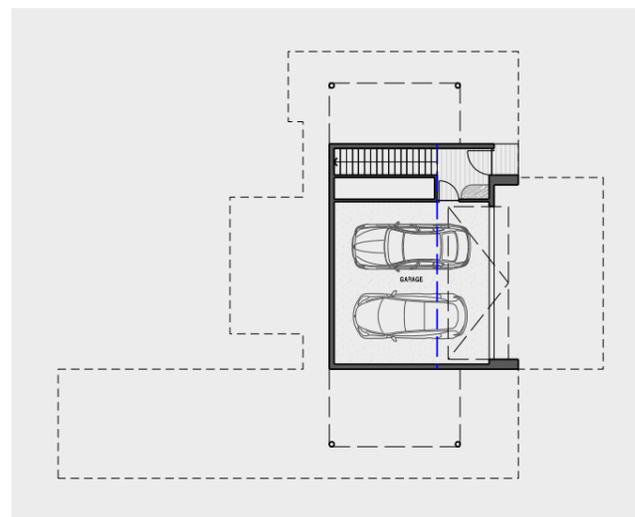


Site Location

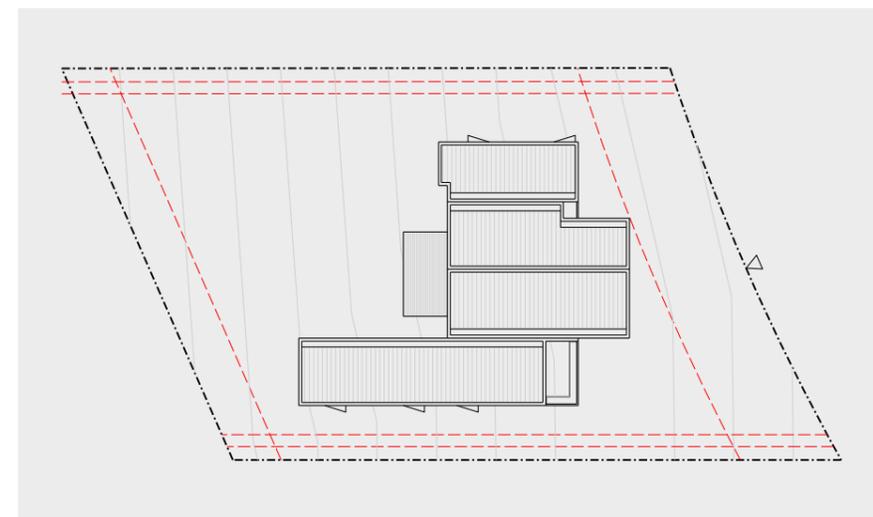
Bluey's Beach Home E



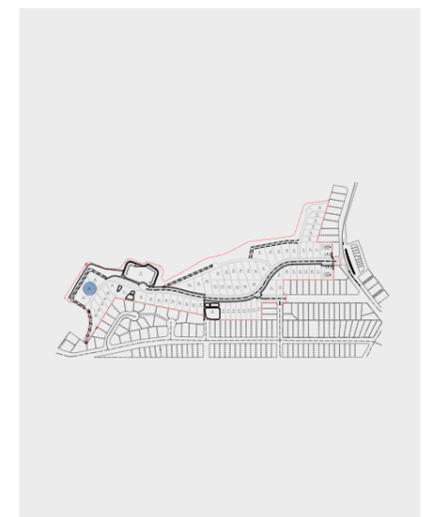
First Floor Plan



Ground Floor Plan



Site Plan



● Site Location

Price Guide

Home A

From \$590,000
(Ex GST)



Storeys	1
Modules	2
Mod. Frame	Timber
Floor Area	148m ²
Space	3 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Deck

Home B

From \$760,000
(Ex GST)



Storeys	2
Modules	3
Mod. Frame	Timber
Floor Area	178m ²
Space	4 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Powder Room Deck

Home C

From \$1,000,000
(Ex GST)



Storeys	2
Modules	5
Mod. Frame	Steel
Floor Area	191m ²
Space	3 Bedroom 2 Bathroom Living Dining Kitchen Pantry Laundry Powder Room Deck

Home D

From \$870,000
(Ex GST)



Storeys	2
Modules	4
Mod. Frame	Steel
Floor Area	177m ²
Space	3 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Deck Carport

Home E

From \$1,500,000
(Ex GST)



Storeys	2
Modules	7
Mod. Frame	Steel
Floor Area	345m ²
Space	4 Bedroom (incl. 1 Bunk) 3 Bathroom Living Dining Kitchen Pantry Laundry Mudroom Deck Garage

Next Steps

Contact us to arrange an obligation free consultation with our team:

Brooke Astaire, Project Consultant
+61 452 220 449

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www.modscape.com.au
@modscapeau

Notes

Any costs other than actual costs are estimates and may vary when works are quoted.

Inclusions

Home Owner Warranty Insurance
Coastal Upgrades
External Upgrades
Heating and Cooling
Transport from Factory to Site

Exclusions

BAL Upgrades
Windows Upgrades
Finishes, Fixtures & Fittings Upgrades
Traffic Management
Planning permit and development application fees, including required consultant Engineers
Headworks Fees
Authority Fees, Council Contributions & Fees, Council Bonds & Protection of Works Notice
Additional cost for footings depending on ground type
Driveway, Carport

Baseboards to enclose underside of modules
External steps & stairs, decking built on-site, ramps, tactiles and stair nosing
Landscaping, fencing, pool, BBQ joinery
Window furnishings & blinds
Roof anchor points
Joinery LED strip lights
External lighting, GPOs & switches
Site preparation, Site electrical, Site hydraulic, Site works including equipment hire
Gantry Structure



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112 Gopal Avenue
Essendon Fields VIC 3041

NSW Office
303/115 Military Road
Neutral Bay NSW 2089

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