



Modular Homes Brochure 2026



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About Us

At Luxury Compact Homes, we take pride in our expertise in constructing breathtaking modular homes. Our team of skilled professionals is dedicated to creating unique and functional spaces that are visually stunning, practical, and comfortable for our clients. We believe that these innovative building methods offer a modern and sustainable way to live. We strive to provide high-quality homes and living spaces tailored to meet the needs and desires of our clients. With an eye for detail and a commitment to excellence, we promise to transform your dream home into a reality that you can enjoy and be proud of.





Internal Images





Supply Only or Turnkey Package

Your Dream Home, Delivered Your Way

At Luxury Compact Homes, we offer premium modular home solutions tailored to your needs. Whether you're looking for a Supply-Only Option or a Full Turnkey Package, we ensure quality, efficiency, and value in every build, along with expert support and guidance throughout your journey.

SUPPLY-ONLY OPTION

For those who prefer a hands-on approach, our Supply-Only Homes provide the perfect foundation. We manufacture and deliver your modular home, ready for you to handle installation and finishing touches.

What's Included?

- ✓ Off-site completion of modular building
- ✓ National Construction Code Compliant
- ✓ Modular building documentation required for building approval
- ✓ Full internal fit-out with premium fixtures and finishes
- ✓ Delivery to your site within 50km of Loganholme (pricing available for longer distances)

Ideal for:

- ◆ Owner-builders managing their own project
- ◆ Rural or remote sites where a local builder will complete the build

TURNKEY PACKAGE

Our Turnkey Package takes care of everything, from design to final handover, so you can move in hassle-free. We manage the entire process, ensuring your home is fully completed and ready to enjoy.

What's Included?

- ✓ Everything in the Supply-Only option, plus:
- ✓ Council approvals and compliance management
- ✓ QBCC 6.5 year Home Warranty Insurance
- ✓ Site preparation, including foundations
- ✓ Installation of home and covered deck
- ✓ On-site connection for plumbing and electrical services

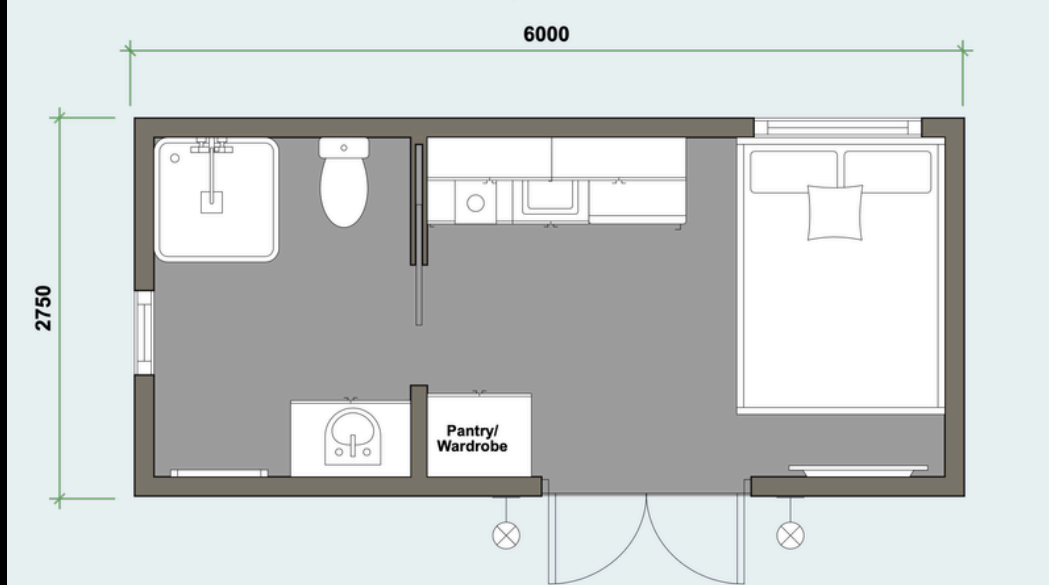
Perfect for:

- ◆ Homeowners wanting a stress-free experience
- ◆ Investors looking for a fully completed rental-ready property

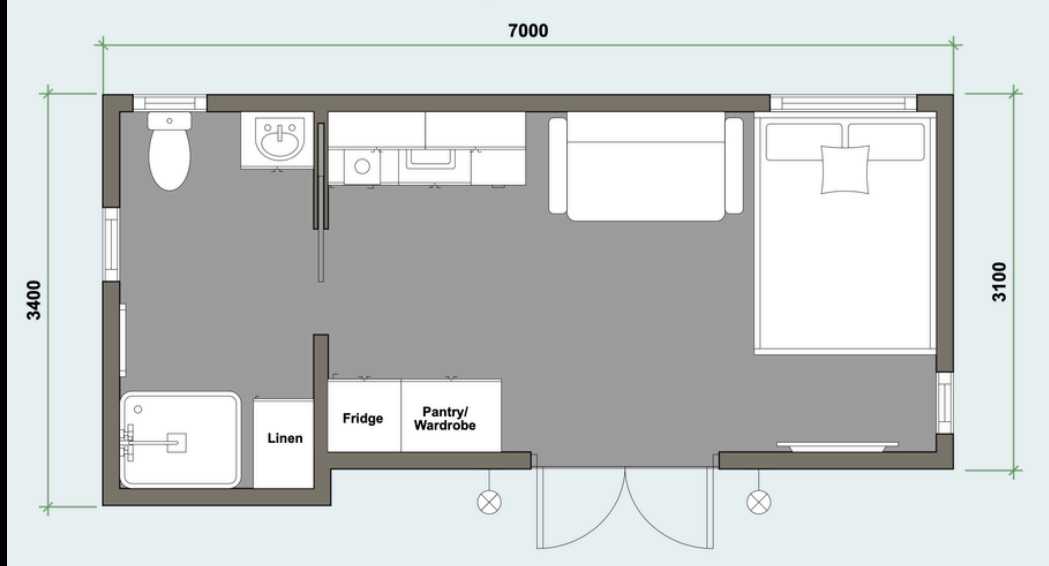


Studio Modular Homes

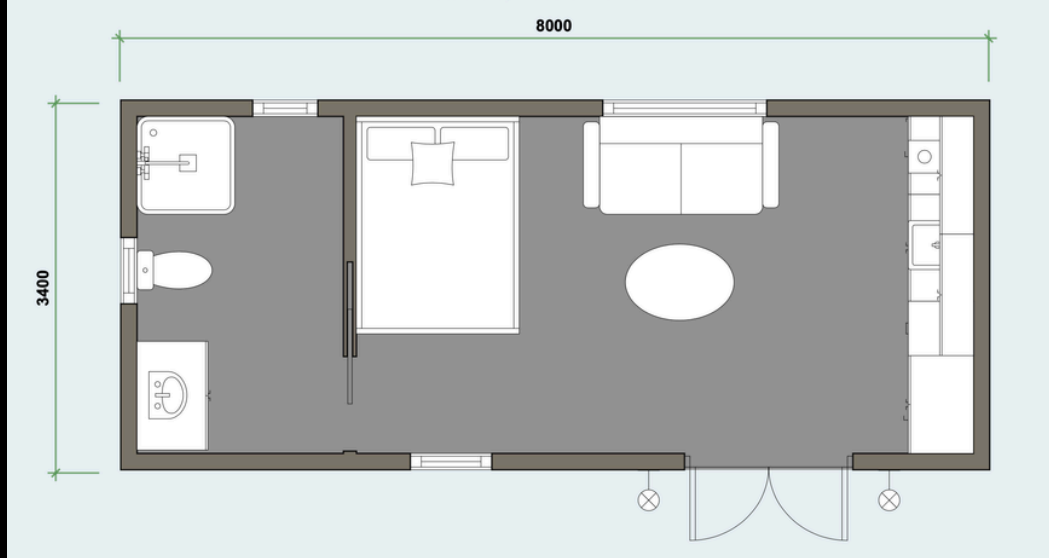
Studio 1, Modular Home



Studio 2, Modular Home



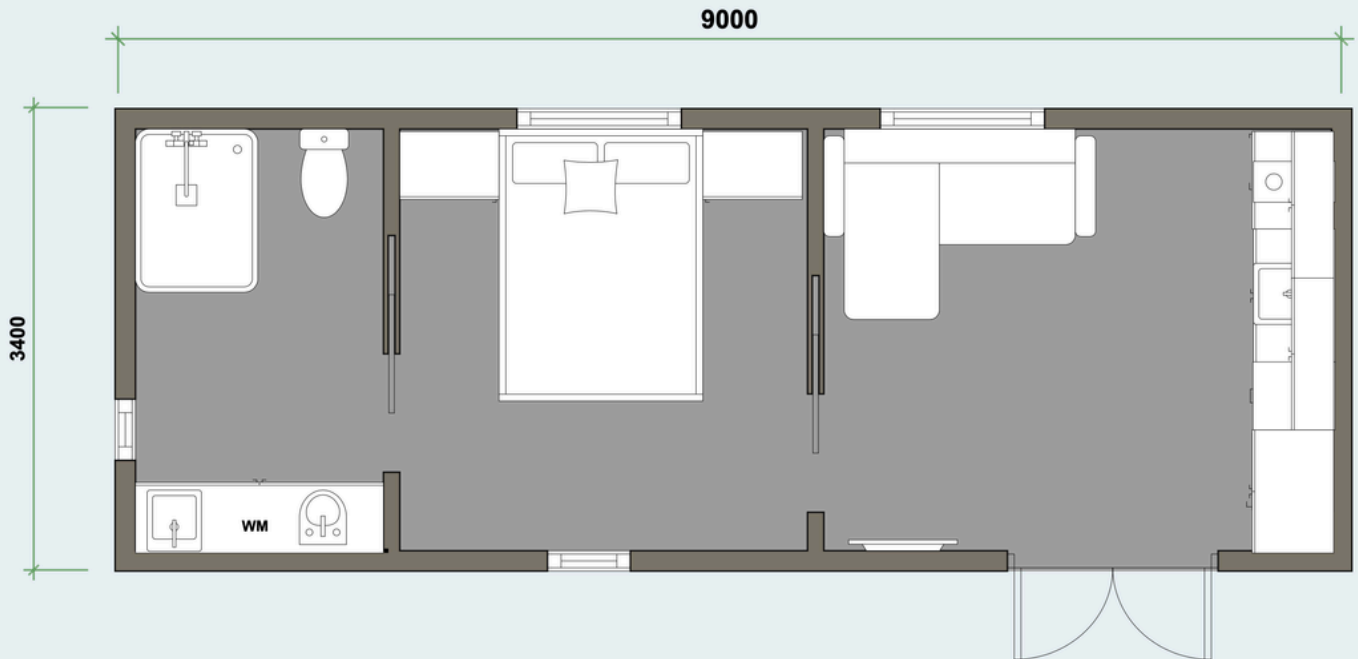
Studio 3, Modular home



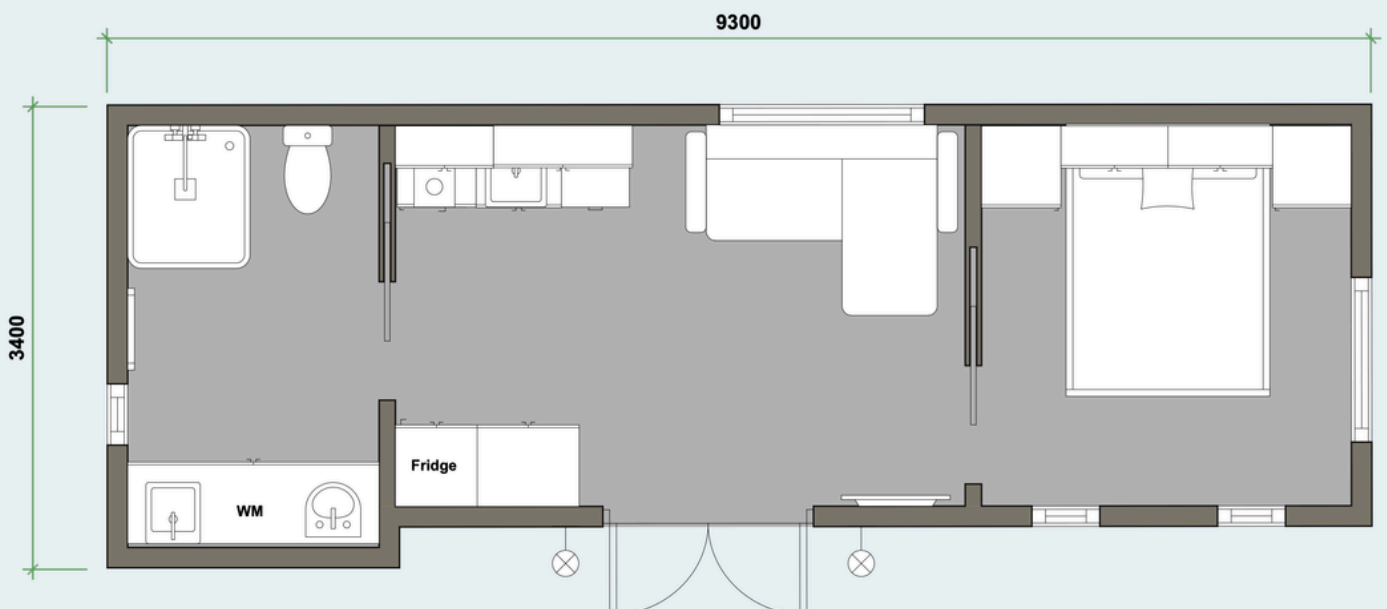


1 Bedroom Modular Homes

**1 Bedroom, Modular Home
Option 1**



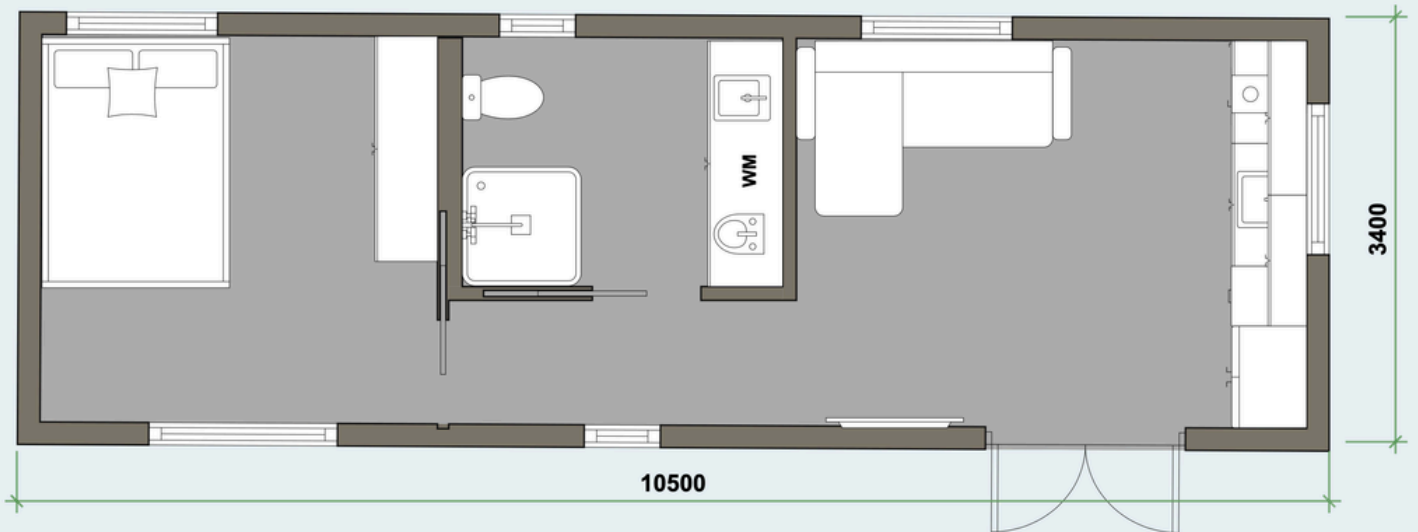
**1 Bedroom, Modular Home
Option 2**



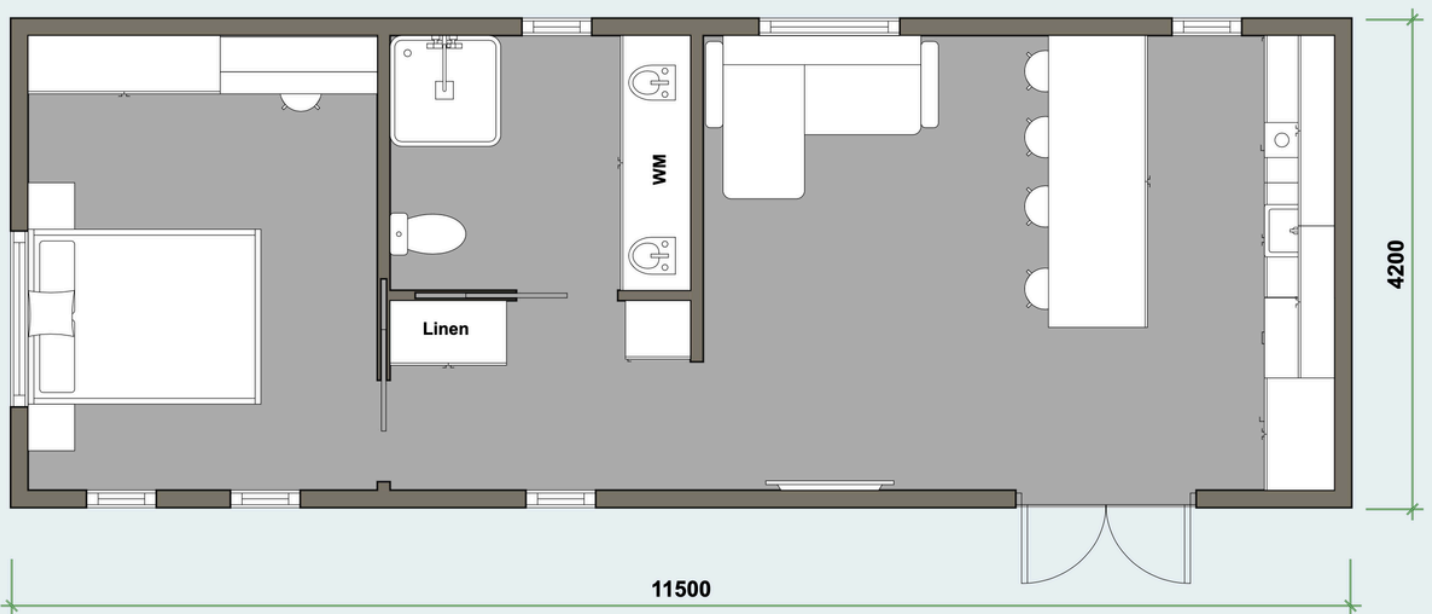


1 Bedroom Modular Homes

1 Bedroom, Modular Home
Option 3



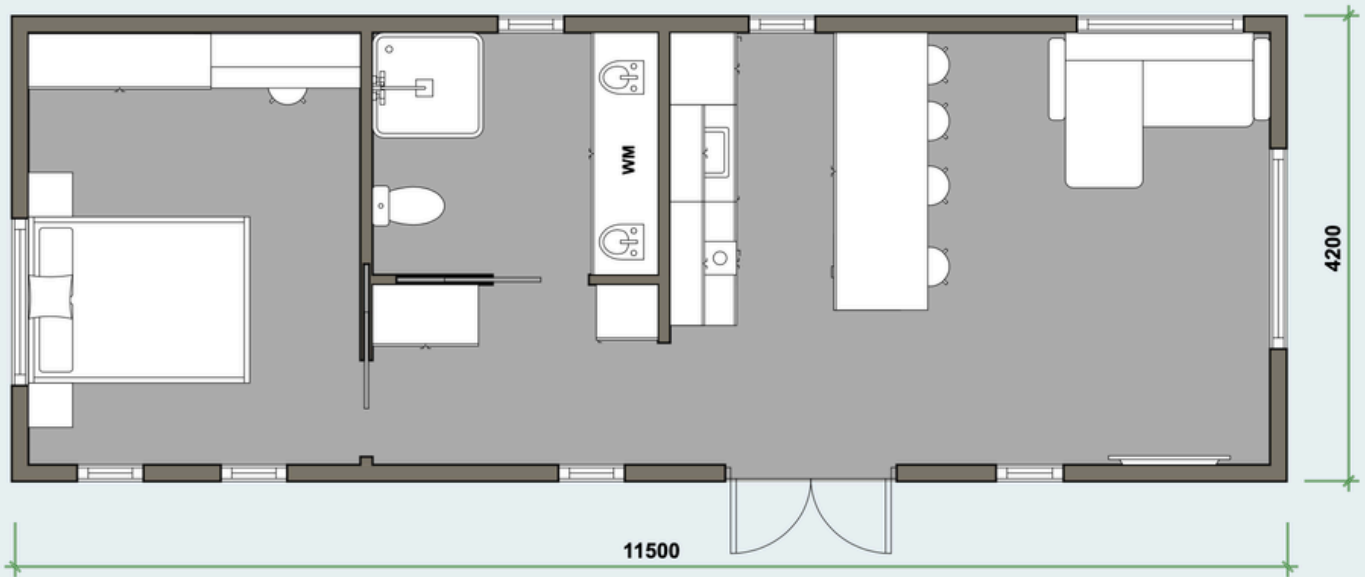
1 Bedroom, Modular Home
Option 4



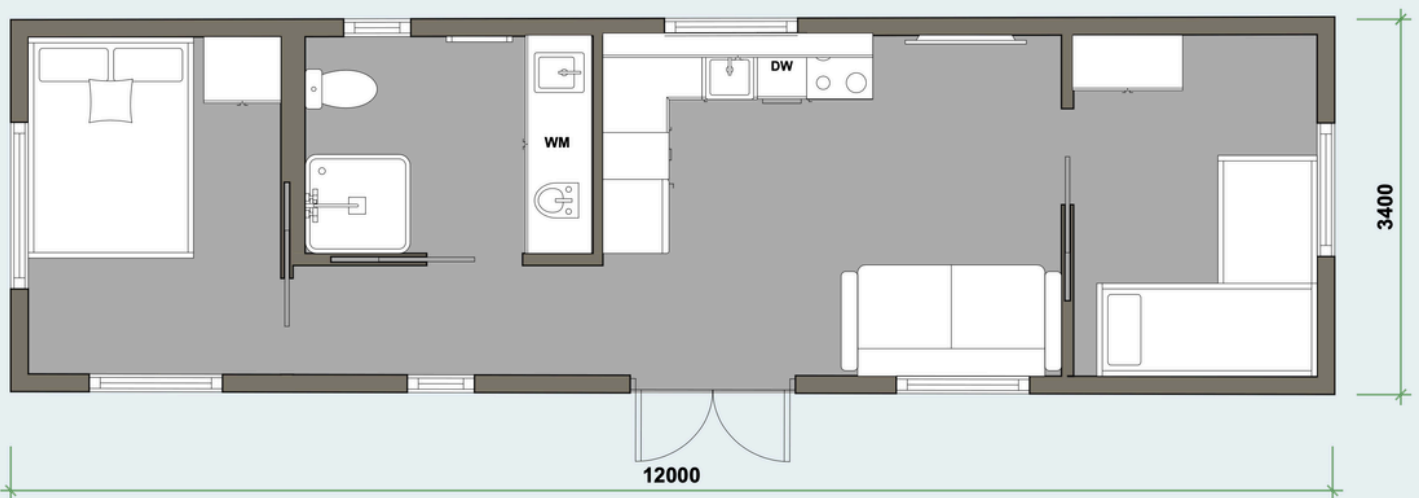


I & 2 Bedroom Modular Homes

**1 Bedroom, Modular Home
Option 5**



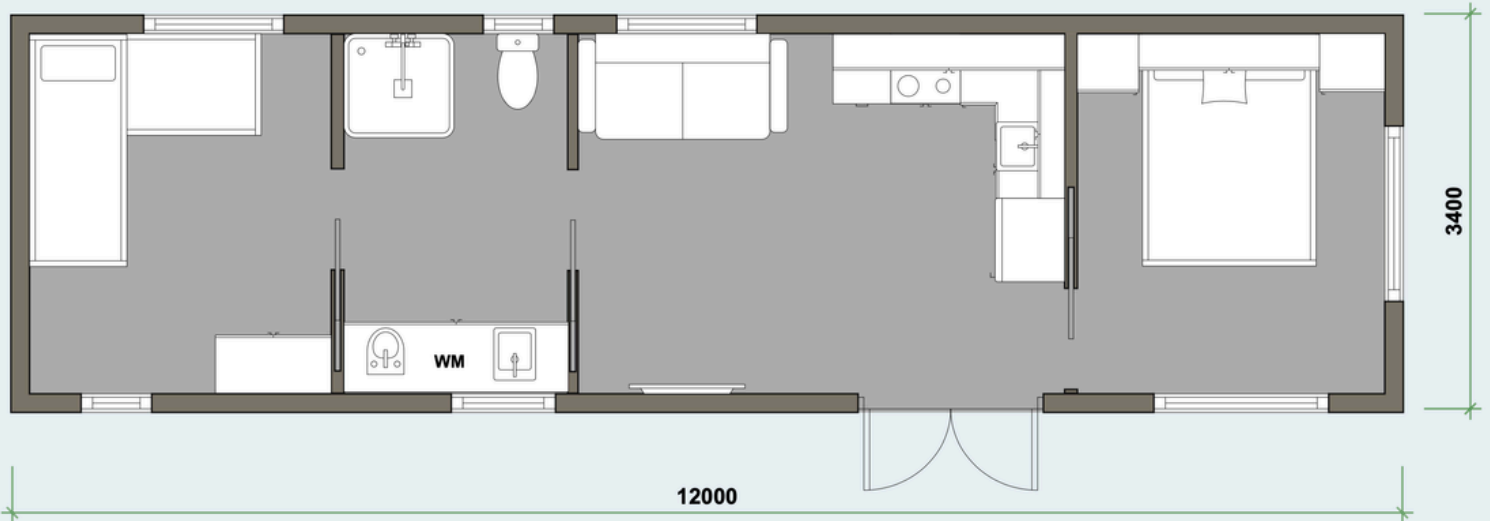
**2 Bedroom, Modular Home
Option 1**



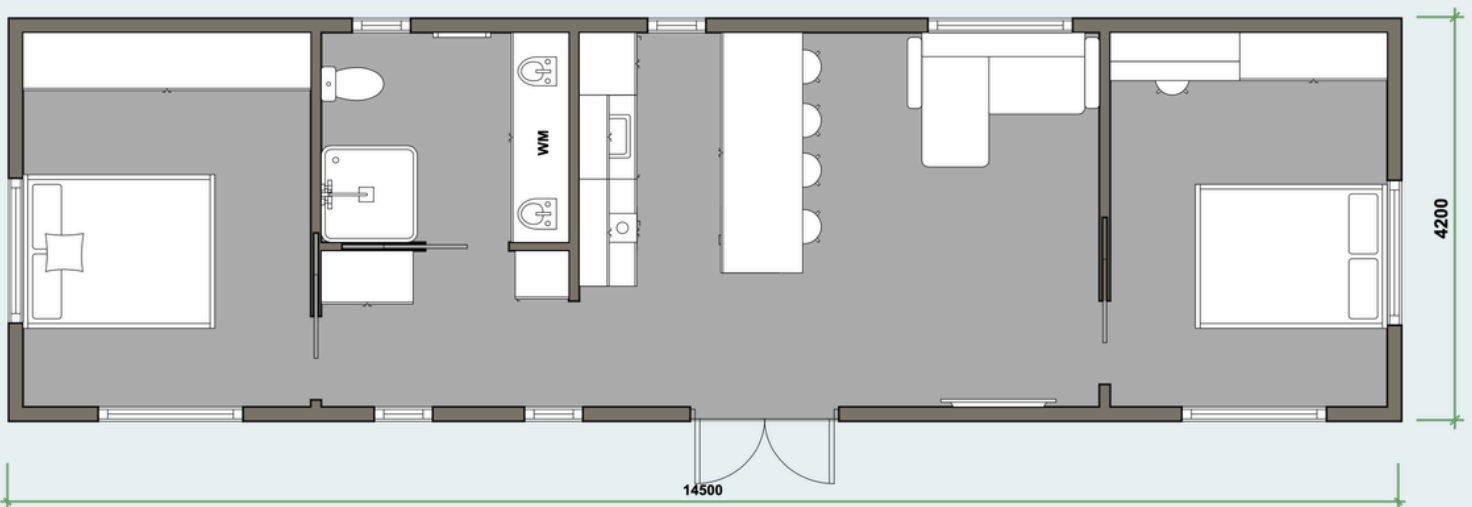


2 Bedroom Modular Homes

2 Bedroom, Modular Home
Option 2



2 Bedroom, Modular Home
Option 3





Quality Inclusions

Home Construction

- All works to comply with Australian Standards
- Galvanised steel sub-floor frame
- Termite-treated timber frame
- Structural bracing to all external walls
- Weathertex cladding - Ecogroove and/or Weathergroove
- Insulated flooring
- Powder coated aluminium windows with screens and French doors
- Fully insulated
- Square set plasterboard sheeting
Water resistant plasterboard - bathrooms
- Skirting and architraves 66mm X 11mm
- 870mm Cavity sliding doors
- 5mm vinyl floor planks - choice of colours
- 3 coat paint system for both internal and external walls
 - Internal walls - Low sheen
 - Skirting, architraves and doors - Gloss
 - Ceiling - Low sheen
 - External walls - Satin

Electrical

- Electrical circuit board
- LED Tri colour downlights - step dimmable via wall switch
- External up/down lights
- External weatherproof power points
- Double power points
- Double power point with USB
- TV point
- Provisional data access point
- Hard wired smoke detector as per regulations
- All electrical and plumbing complete within home

Bedroom

- Ceiling fan
- Custom built wardrobe

Bathroom

- Custom built vanity with soft close hinges and a tiled splashback
- Vanity mirror
- Ceramic basin
- Reece tapware
- Semi frameless glass shower screen
- Tiled bathroom floor, shower floor and walls
- Reece full ceramic dual flush toilet
- Exhaust fan
- Reece toilet roll holder and 2 towel rails

Kitchen

- Custom built cabinetry with soft close doors and drawers
- Tiled splashback
- Stainless steel sink
- Quality Reece tapware
- Appliance package : 30cm Cooktop, 60cm Oven and undermount rangehood

Living

- Ceiling fan

Upgrades & Optional Extras

- Deck Kits
- Patio roof kit
- Hot water system
- Security screens
- Split system inverter air conditioner
- Upgrades of fixtures and finishes
- Upgrade windows eg tinted glass, double glazed, low E
- Bathroom upgrades - niche, shaving cabinet
- Additional insulation
- Stone benchtops
- Appliance upgrades - microwave, oven, cooktop dishwasher, tv, fridge etc



Additional Information

For our Supply-Only homes, the upfront cost of your completed Luxury Compact Home is just one part of the investment. There are additional costs to consider when planning your budget. Below are key factors to keep in mind—though not all may apply to your specific situation:

Pre-construction Costs

- Site plans and approvals
- Drafting
- Site specific engineering
- Private certifier / Possible need for a town planner
- Property searches
- Drainage report
- Soil test and report
- Effluent assessment
- Energy Efficiency report
- Bushfire Attack Level (BAL) Assessment

Regulation Requirement Upgrades

- Upgrades required for compliance with BAL and energy ratings which can include upgraded windows and glass, cladding, insulation etc

Delivery Costs

- Cost of delivery over 70km to be quoted.

Installation Costs

- Complete install to be quoted by a local builder
- Site preparation - tree removal etc
- Surveyor
- Footings
- Crane hire
- Electrical, plumbing and sewerage connections





Additional Information

As all sites are unique there are a number of variable costs which may apply to our Turnkey Package Option. Costs vary depending on your home design and location and can be outlined in a personalised project proposal.

- **Pre-Construction Costs:** Upgrades may Include non-standard structural engineering, Town planning / Planning Permit or Development Application costs.
- **Service Connections:** Included costs are for a standard site with close proximity to plumbing and electrical connections. Upgrade costs will vary depending on availability of these services.
- **Deck, Roof, & Balustrading:** Base price includes a 12m² deck featuring premium Merbau timber decking boards, covered by an insulated panel roof. Upgrades are available for decking materials. Balustrading is not included in the base price but is required for decks exceeding 1.0m above ground level
- **Site Excavation:** Site excavation is not included in base price.
- **Energy Efficiency Upgrades:** Each home is individually assessed for the 7-Star Energy Rating and additional upgrades may be required.
- **BAL (Bushfire Attack Level) Upgrades:** Standard pricing is based on sites with no specific BAL rating requirements. Additional upgrades may be required to comply with the BAL rating of your property.
- **Wind Rating Upgrades:** Additional engineering and structural reinforcements may be required for sites exceeding an N3 wind rating.
- **Crane Hire for Installation:** Standard pricing includes crane costs when it can be positioned directly next to the foundations. However, if site access is restricted, a larger crane may be required, with additional costs determined based on site conditions.



Contact Us

**Have any questions? We'd love to hear from you!
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