MODDURA

THE MODDURA COLLECTION

HOUSE & LAND COLLECTION

Four designs.
Four bedrooms.
Distinctly Moddura.

Arden 170 / Lennox 183
Stirling 197 / Kingsley 215

MODDURA PTY LTD

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Standard inclusions

Coordinated Moddura finishes, with final selections approved for each package.

Structure and envelope

Engineered framing and scheduled floor/roof construction. External cladding, flashings and weatherproof junctions to the approved design.

Roof form and glazing

Flat/low-fall main roofs behind parapets, with selected front feature-gable parapets and scheduled drainage. Double-glazed windows and exterior doors to the selected elevation.

Insulation and interiors

Wall, ceiling and underfloor insulation; internal linings, paint and trims to the thermal, acoustic and project specification.

Floors and wet areas

Hybrid floors to dry areas; tiled wet-area floors, waterproofing and floor-to-ceiling bathroom wall tiling.

Kitchen and laundry

polytec or approved-equivalent joinery, 20 mm sintered-stone kitchen benchtops, laundry provision and scheduled storage.

Appliances

600 mm cooktop, oven and rangehood, dishwasher and microwave space to the appliance schedule.

Bathrooms

Standard vanities, basins, toilets, showers, tapware, screens and accessories. Bath where scheduled.

Doors, robes and hardware

Solid internal doors, standard hardware, bedroom robes, linen storage and shelving to the agreed drawings.

Services

Scheduled electrical wiring, downlights, outlets, wet-area exhaust, hot/cold water, waste plumbing and standard hot-water provision.

Room height

2600 mm clear internal height is the concept target. Structural floor/roof depths are resolved through engineering.

Facades and finish choices

Two coordinated schemes per home. Feature cladding, upgraded fixtures and designer items are supplied only where scheduled.

Final specification

Final brands, quantities, services, inclusions and scope are confirmed by the written proposal and client selections.

Land, authority/approval and certification fees, foundations/site allowances, freight, connections, driveways, landscaping, fencing and external works are priced for the particular package. Furniture and styling are illustrative unless expressly included.

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EXPLORE THE RANGE

A home for each stage

Four-bedroom homes with double garages, including a dual-master double-storey option.



ENTRY COLLECTION

Arden 170

SINGLE STOREY

A compact four-bedroom home designed around a practical layout, a private front master suite and connected rear living. A rationalised rectangular footprint supports our parapet facade and concealed low-fall roof.

MODERN FLAT PARAPET

~170 m² / 1 storey

4 BED / 2 BATH / 2 CAR



FAMILY COLLECTION

Lennox 183

SINGLE STOREY

A family home with a recessed entry and double garage to the right. Choose a modern flat parapet or a front feature-gable parapet; the main roof remains flat/low-fall in either version.

FLAT ROOF / FEATURE GABLE OPTION

~183 m² / 1 storey

4 BED / 2 BATH / 2 CAR



PREMIUM SINGLE-STOREY PACKAGE

Stirling 197

SINGLE STOREY

A generous single-storey home with four bedrooms, a leisure nook and walk-in pantry. Modern parapets or a front gable-shaped feature give the street elevation character, with a flat/low-fall main roof behind.

FLAT ROOF / FEATURE GABLE OPTION

~197 m² / 1 storey

4 BED / 2 BATH / 2 CAR



TOP-LEVEL PACKAGE

Kingsley 215

DOUBLE STOREY

Our top-level double-storey home has a master suite on each level. Upstairs, a master with walk-in robe and private ensuite joins two secondary bedrooms, a separate family bathroom and a compact study landing. Both facade options retain flat/low-fall main roofs.

FLAT ROOF / UPPER GABLE FEATURE

~215 m² / 2 storeys

4 BED / 3 BATH / 2 CAR

ARDEN 04-07 | LENNOX 08-11 | STIRLING SINGLE 12-15 | KINGSLEY 215 16-19 | YOUR PACKAGE 20-22

Total areas include enclosed areas, garage, covered outdoor living and porch. Land area is separate. Floor areas and room dimensions are preliminary Moddura planning allowances.

© 2026 MODDURA PTY LTD | COLLECTION OVERVIEW

Arden 170

4 bedrooms / 2 bathrooms / 2 car spaces / ~170 m² total



DESIGNED FOR EVERYDAY LIVING

A compact four-bedroom home designed around a practical layout, a private front master suite and connected rear living. A rationalised rectangular footprint supports our parapet facade and concealed low-fall roof.

- Practical planning for everyday living
- Modern flat parapet / contemporary building form
- Two coordinated facade and interior schemes

FORM, FINISH & MATERIAL CHOICES

Refine the palette to suit the project.

CONSIDERED PLANNING

Private spaces. Connected living. Coordinated design.

FACADE & FINISH OPTIONS

Architectural possibilities tailored to the site and brief.

Visualisations illustrate a design direction. Final layouts, dimensions, finishes and external works follow the project specification.

Arden 170 / 3D plans & dimensions

Proposed room dimensions and area allowances.



PROPOSED ROOM SIZES

Master bedroom	3.0 x 3.6 m
Bedroom 2	3.0 x 3.0 m
Bedrooms 3 & 4	3.0 x 3.1 m each
Living zone	4.0 x 3.4 m
Dining zone	3.2 x 3.2 m
Kitchen zone	3.0 x 2.6 m
Main bathroom	2.0 x 2.6 m
Ensuite	1.8 x 2.4 m
Double garage	5.5 x 5.5 m

4	2	2	~170 m²	$442,000
BEDROOMS	BATHROOMS	CAR GARAGE	TOTAL	FROM*

Room sizes are proposed nominal dimensions. Final clearances, robes, walls, stairs and services follow coordinated drawings. Total area includes garage, porch and covered outdoor living. Refer to pricing basis on page 20.

© 2026 MODDURA PTY LTD | ARDEN 170 PLANS

FACADES, INTERIORS & COLOUR CHOICES

Arden 170 / Modern & Light

Modern flat parapet / white, pale timber and soft natural colours.



FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

Arden 170 / Warm & Urban

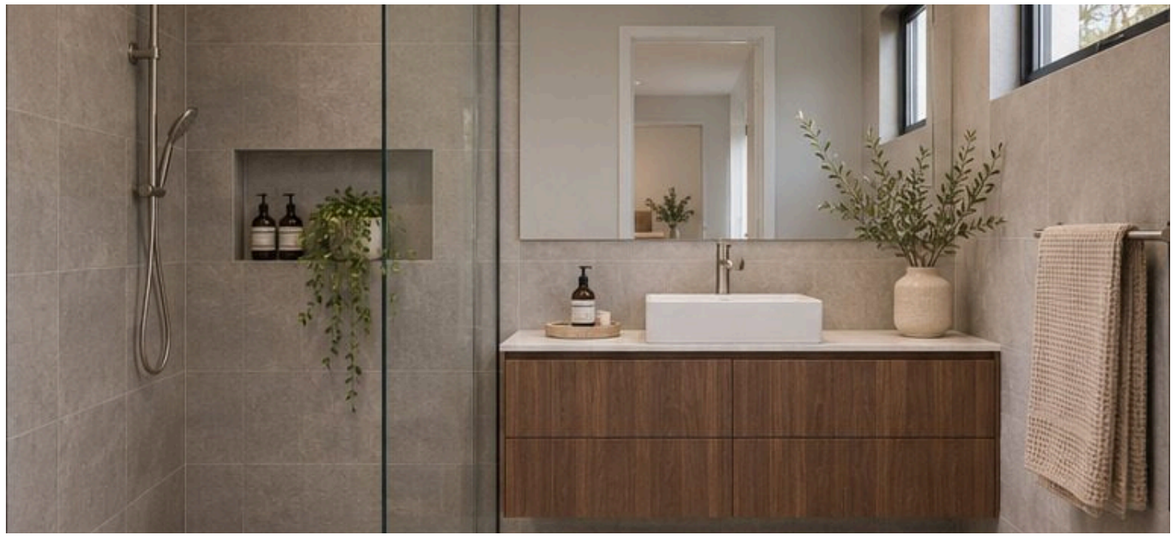
Modern parapet / warm brick and walnut.



FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

Lennox 183

4 bedrooms / 2 bathrooms / 2 car spaces / ~183 m² total



DESIGNED FOR EVERYDAY LIVING

A family home with a recessed entry and double garage to the right. Choose a modern flat parapet or a front feature-gable parapet; the main roof remains flat/low-fall in either version.

- Practical planning for everyday living

- Flat roof / feature gable option / contemporary building form

- Two coordinated facade and interior schemes

FORM, FINISH & MATERIAL CHOICES

Refine the palette to suit the project.

CONSIDERED PLANNING

Private spaces. Connected living. Coordinated design.

FACADE & FINISH OPTIONS

Architectural possibilities tailored to the site and brief.

Visualisations illustrate a design direction. Final layouts, dimensions, finishes and external works follow the project specification.

Lennox 183 / 3D plans & dimensions

Proposed room dimensions and area allowances.



PROPOSED ROOM SIZES

Master bedroom	3.4 x 3.6 m
Bedrooms 2, 3 & 4	3.0 x 3.0 m each
Living zone	4.2 x 3.3 m
Dining zone	3.2 x 3.0 m
Kitchen zone	3.4 x 2.4 m
Main bathroom	2.0 x 2.6 m
Ensuite	1.8 x 2.4 m
Laundry	1.6 x 2.2 m
Double garage	5.5 x 5.7 m

4	2	2	~183 m²	$475,800
BEDROOMS	BATHROOMS	CAR GARAGE	TOTAL	FROM*

Room sizes are proposed nominal dimensions. Final clearances, robes, walls, stairs and services follow coordinated drawings. Total area includes garage, porch and covered outdoor living. Refer to pricing basis on page 20.

© 2026 MODDURA PTY LTD | LENNOX 183 PLANS

FACADES, INTERIORS & COLOUR CHOICES

Lennox 183 / Modern & Light

Modern flat parapet / white, pale timber and soft natural colours.



FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

FACADES, INTERIORS & COLOUR CHOICES

Lennox 183 / Feature Gable

Front feature-gable parapet; main roof flat/low-fall / warm brick and walnut.



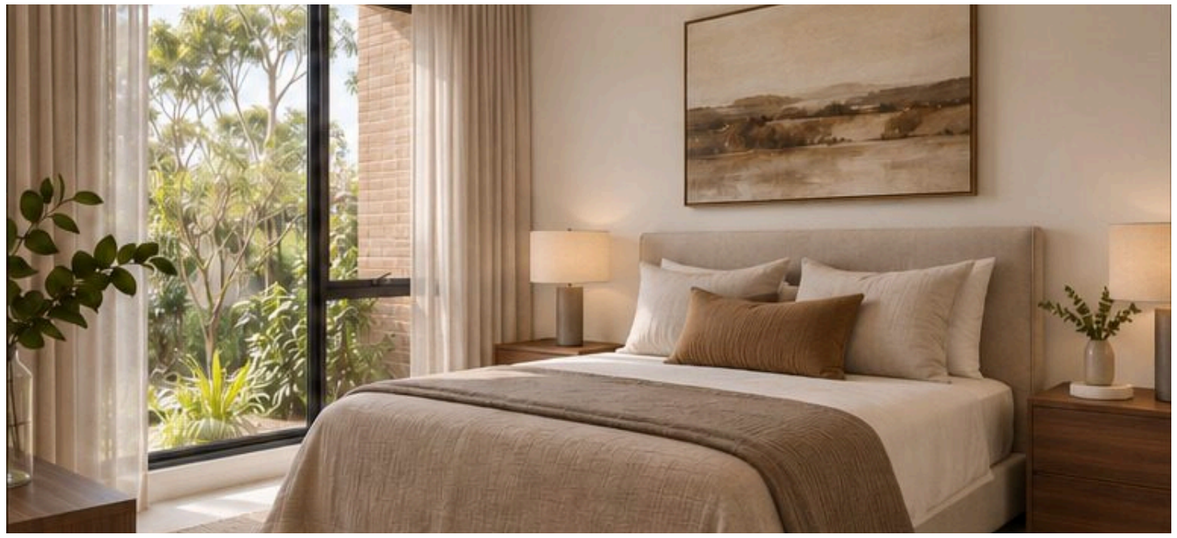
FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

Stirling 197 Single Storey

4 bedrooms / 2 bathrooms / 2 car spaces / ~197 m² total



DESIGNED FOR EVERYDAY LIVING

A generous single-storey home with four bedrooms, a leisure nook and walk-in pantry. Modern parapets or a front gable-shaped feature give the street elevation character, with a flat/low-fall main roof behind.

- Practical planning for everyday living
- Flat roof / feature gable option / contemporary building form
- Two coordinated facade and interior schemes

FORM, FINISH & MATERIAL CHOICES

Refine the palette to suit the project.

CONSIDERED PLANNING

Private spaces. Connected living. Coordinated design.

FACADE & FINISH OPTIONS

Architectural possibilities tailored to the site and brief.

Visualisations illustrate a design direction. Final layouts, dimensions, finishes and external works follow the project specification.

Stirling 197 Single Storey / 3D plans & dimensions

Proposed room dimensions and area allowances.



PROPOSED ROOM SIZES

Master bedroom	3.4 x 3.6 m
Bedrooms 2, 3 & 4	3.0 x 3.1 m each
Living zone	4.2 x 3.6 m
Dining zone	3.2 x 3.2 m
Kitchen zone	3.2 x 2.8 m
Leisure nook	3.0 x 3.0 m
Walk-in pantry	1.5 x 1.8 m
Main bathroom	2.4 x 2.6 m
Ensuite	1.8 x 2.4 m
Double garage	5.5 x 5.5 m

4	2	2	~197 m²	$512,200
BEDROOMS	BATHROOMS	CAR GARAGE	TOTAL	FROM*

Room sizes are proposed nominal dimensions. Final clearances, robes, walls, stairs and services follow coordinated drawings. Total area includes garage, porch and covered outdoor living. Refer to pricing basis on page 20.

© 2026 MODDURA PTY LTD | STIRLING 197 SINGLE STOREY PLANS

FACADES, INTERIORS & COLOUR CHOICES

Stirling 197 Single Storey / Modern & Light

Modern flat parapet / white, pale timber and soft natural colours.



FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

Stirling 197 Single Storey / Feature Gable

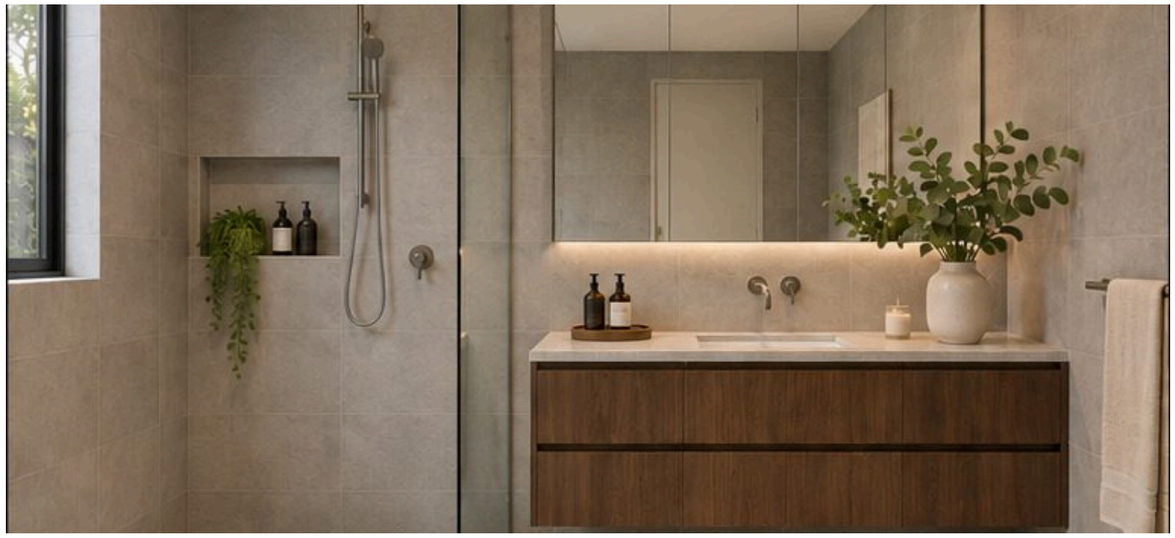
Front feature-gable parapet; main roof flat/low-fall / warm brick and walnut.



FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

Kingsley 215

4 bedrooms / 3 bathrooms / 2 car spaces / ~215 m² total



DESIGNED FOR EVERYDAY LIVING

Our top-level double-storey home has a master suite on each level. Upstairs, a master with walk-in robe and private ensuite joins two secondary bedrooms, a separate family bathroom and a compact study landing. Both facade options retain flat/low-fall main roofs.

- Practical planning for everyday living
- Flat roof / upper gable feature / contemporary building form
- Two coordinated facade and interior schemes

FORM, FINISH & MATERIAL CHOICES

Refine the palette to suit the project.

CONSIDERED PLANNING

Private spaces. Connected living. Coordinated design.

FACADE & FINISH OPTIONS

Architectural possibilities tailored to the site and brief.

Visualisations illustrate a design direction. Final layouts, dimensions, finishes and external works follow the project specification.

Kingsley 215 / 3D plans & dimensions

Proposed room dimensions and area allowances.





PROPOSED ROOM SIZES

Master / ground	3.0 x 3.6 m
Master / upper	3.6 x 3.8 m
Bedrooms 3 & 4 / upper	3.2 x 3.2 m each
Upper walk-in robe	1.8 x 2.0 m
Ensuite / ground	1.8 x 2.4 m
Ensuite / upper	2.2 x 2.4 m
Family bathroom / upper	2.4 x 2.8 m
Living zone / ground	3.6 x 3.4 m
Dining zone / ground	3.2 x 3.0 m
Kitchen zone / ground	3.0 x 2.6 m
Double garage	5.5 x 5.5 m

GROUND FLOOR / 112.0 m² GROSS

UPPER FLOOR / 91.5 m² GROSS

4	3	2	~215 m²	$559,000
BEDROOMS	BATHROOMS	CAR GARAGE	TOTAL	FROM*

Room sizes are proposed nominal dimensions. Final clearances, robes, walls, stairs and services follow coordinated drawings. Total area includes garage, porch and covered outdoor living. Refer to pricing basis on page 20.

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Kingsley 215 / Modern & Light

Modern flat parapet / white, pale timber and soft natural colours.



FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

FACADES, INTERIORS & COLOUR CHOICES

Kingsley 215 / Feature Gable

Front feature-gable parapet; main roof flat/low-fall / warm brick and walnut.



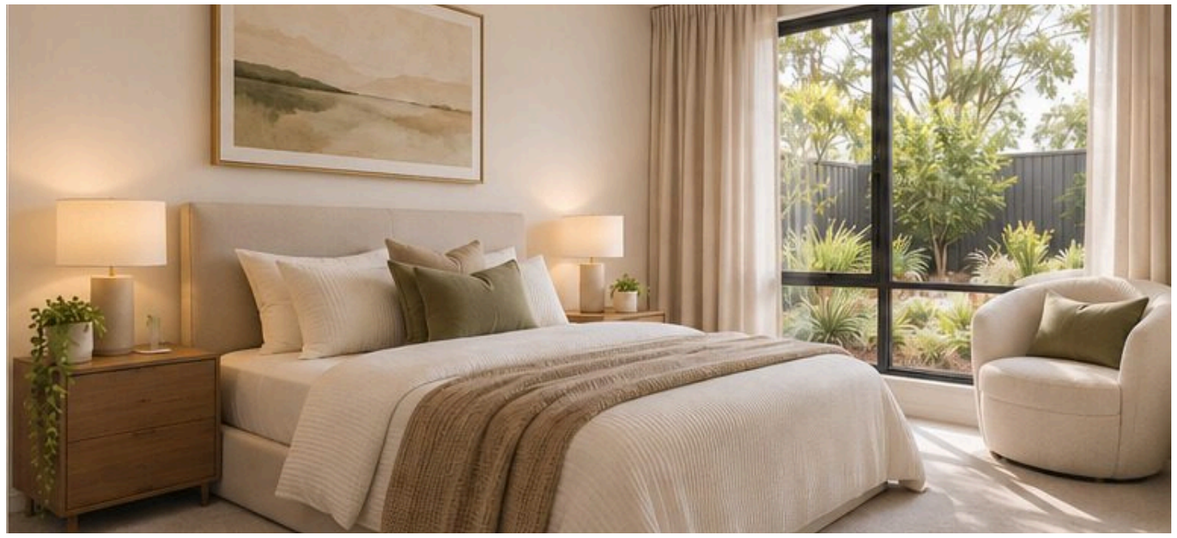
FACADE OPTION



KITCHEN & LIVING



BATHROOM



BEDROOM

COORDINATED COLOUR PALETTE

Finish options shown for inspiration; final selections follow the project specification.

YOUR HOUSE & LAND PACKAGE

One clear area and pricing basis

Select the home, confirm the land, then develop a site-specific package proposal.

DESIGN	ENCLOSED + GARAGE	COVERED OUTDOOR	PORCH	TOTAL
Arden 170	156.0 m²	12.0 m²	2.0 m²	170.0 m²
Lennox 183	167.4 m²	13.6 m²	2.0 m²	183.0 m²
Stirling 197 Single Storey	181.0 m²	14.0 m²	2.0 m²	197.0 m²
Kingsley 215	203.5 m²	9.5 m²	2.0 m²	215.0 m²

Package pricing

Indicative starting prices: Arden 170 from $442,000; Lennox 183 from $475,800; Stirling 197 from $512,200; Kingsley 215 from $559,000. Final pricing follows the selected site, specification and delivery scope.

What a complete price needs

Land location and purchase price; survey and soil information; foundation/site works; delivery; service connections; approvals; external works; and the selected house and finish schedule.

LAND AREA IS SEPARATE

Covered outdoor areas are planning allowances, not standard inclusions unless scheduled. Proposed gross floor areas include wall and circulation allowances; individual room areas do not sum directly to the total.

Starting prices are indicative house design allowances, not combined house-and-land prices. Land and the separately priced items on page 2 are additional. GST treatment and final inclusions are confirmed in the written proposal. Package availability is subject to agreement.

DESIGN. BUILD. ENJOY.

A considered path from concept to home

From the right plan and facade to a home designed around you.



01 Select & refine

Choose the design, land and palette. Review the room schedule, orientation and site constraints.

02 Plan & prepare

Confirm your selections, drawings and approvals. We coordinate the details and prepare for construction.

03 Build & complete

Bring your home to life, complete the finishing touches and prepare for handover.

Images are illustrative. The building programme and construction requirements are confirmed for your site and agreed scope.

YOUR MODDURA HOME

Create the right package for your project

Arden 170. Lennox 183. Stirling 197 single storey. Kingsley 215 double storey.

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Building 3, 109 Fairford Road, Padstow NSW 2211, Australia

Start with the home size and the way you want to live. We can refine the planning, facade, materials and building scope around the selected land.

Concepts, dimensions and areas

Moddura concept designs developed around practical family living and contemporary architecture. Room dimensions and floor areas are preliminary allowances, not surveyed or construction measurements. Outdoor areas, wall thicknesses, stair geometry, service zones, accessibility and engineering require coordinated design. Renders are artistic impressions; do not scale.

Specification and package scope

The brochure is a design collection, not an offer for a particular land lot or a construction quotation. Finishes, garage construction method, outdoor areas, foundations, external works, appliances, upgrades, approvals, transport and installation are supplied only as set out in the written proposal and specification. Furniture and landscape shown for styling may be additional.

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