

MODULAR HOUSES



PHOTOGRAPHED MODEL: SUNRISE BEACH

www.sunshinetinyhouses.com.au



ABOUT US

Here at Sunshine Tiny Houses we have decades of combined building experience. We offer a selection of signature designs alongside bespoke design services tailored for your Modular House, Granny Flat, Studio, Office or Retreat.

Every home is built off-site in our factory, then transported and installed on your land — faster, weather-independent, and built to consistent quality standards. Each solution is crafted to perfectly match your needs, blending style with functionality for optimal living spaces. Transform your underutilised backyard space into extra living space.

As a fully licensed and insured building company, we uphold the highest standards in every aspect of our builds, employing only skilled, licensed tradespeople. We stand by our promise to deliver a superior product at a competitive price. Our commitment to your satisfaction is unwavering, from the initial design to the final handover of your beautiful, high-quality modular house.

All our constructions adhere to the National Construction Code (NCC), ensuring each Granny Flat or Studio is built to the highest standards.

From your first consultation through to final handover, we manage the entire process in-house — design, approvals, construction, delivery and installation — so you don't have to coordinate multiple contractors.



YOUR JOURNEY TO A MODULAR HOUSE



Step-by-Step: From Concept to Completion



Town planning (site specific)



Council Approval - Fees



Building Certifier



All Site Works - Engineered footings, installation of services and earthworks (if required)



Energy assessment - Minimum 7 stars



Termite Barrier



Soil Test



Transport and Crane Services



Structural engineering - Form 15 - Concrete footings, Floor, Wall and Roof framing.



Installation and final Handover



Plumbing Application with Council



Connection of all Services



OUR PROCESS

01

Consultation

Initial meeting
Brainstorm ideas for your new home
Design to suit your lifestyle, overview of the process

02

Site Analysis

Land size + site overlays
Zone and requirements, Council regulations
Soil test
Site access / power lines
Preliminary assessment

03

Design

Choose from a variety of pre-designed layouts
Modify our existing layout to suit your needs
Materials & colour selection for interior/exterior finishes.
Custom design is available

04

Building certification

All structures in Queensland require Building Approval, confirming that the design and work meet Local Authority and Building Standards requirements. Queensland now works on Private Certification, which means your application is handled by a Private Certifier and not necessarily by Council.
Building Approval
Plumbing Approval
Septic system design

05

Engineering

Based on the soil test report, the size of the modular house and wind rating, the engineer will design:
Structure, footings and lifting points.

06

Building (off site)

Engineered floor base - to ensure a strong foundation
Engineered structure (Timber or Steel)
Engineer site visit for floor base + structure
Rough-in stage - Electrical & Plumbing
Wall linings + painting
Cabinetry install
Exterior cladding install
Fit-off stage
Final inspection and testing (plumbing and electrical)

OUR PROCESS

07

Site works

Site works preparation happens a few weeks prior to delivery to ensure minimal disruption to the environment.

Earthworks if required (French drain around footings), scrape ground where footings are going to go, plumbing and electrical rough in as per plan, set up utilities (power, water, sewage)

Footings or ground screws (if suitable, site specific)

Site access / power lines / contact Energex

08

Transport, Crane and Assembly

Completed modules are carefully transported to your site and expertly assembled by our skilled team. This stage is defined by efficiency, precision, and a commitment to minimising any impact on the surrounding environment.

Transportation: Your modular home is securely delivered to the site with care and safety in mind.

On-Site Assembly: Our experts ensure that each module is flawlessly assembled, creating a seamless and polished finish.

Minimal Disruption: We use streamlined processes to reduce disruption to both the environment and the surrounding neighbourhood.

09

Final connections & Handover

Final works usually take 1-14 days post-installation, to connect all utility services and complete all construction works.

In-town power
Plumbing and drainage
Septic system & water tanks

Our team will walk you through every detail of your new modular house, ensuring your complete satisfaction.

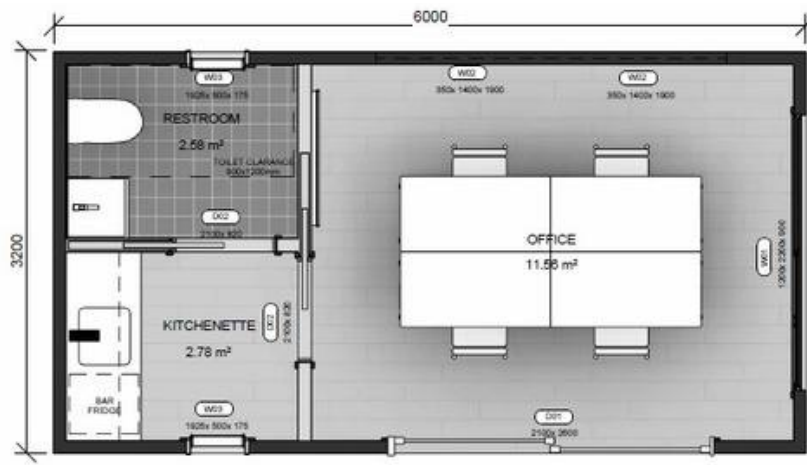
We will provide continuous support for you to settle into your new home.

ESSENTIAL

MODULARS



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OFFICE ² 19.2m

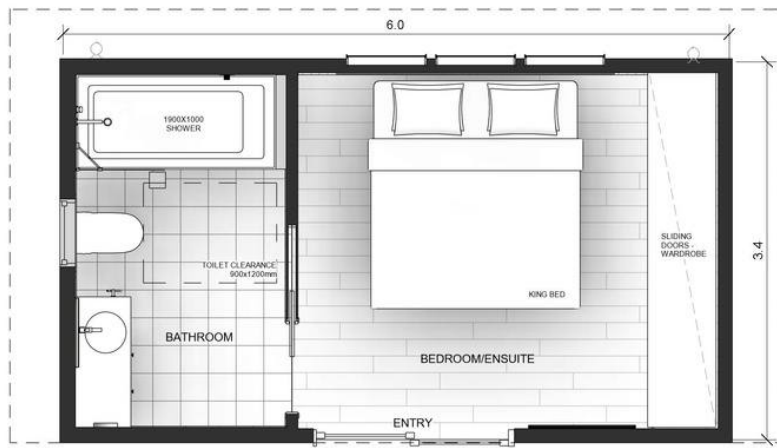
This modern modular office aims to provide a flexible, comfortable, and productive workspace solution within the dynamic and often open environments of modern offices. It was designed to be accessible, accommodating different needs and ensuring ease of use for everyone. The tall louvres and wide stacker doors provide good ventilation and adequate lighting, which are crucial for user comfort and productivity.

From \$100k incl. GST

*Optional deck as an upgrade



Please note, all prices are EX Factory and do not include freight, delivery, installation, council approvals, or any site works, as these are site specific.



ENSUITE 20.4m²

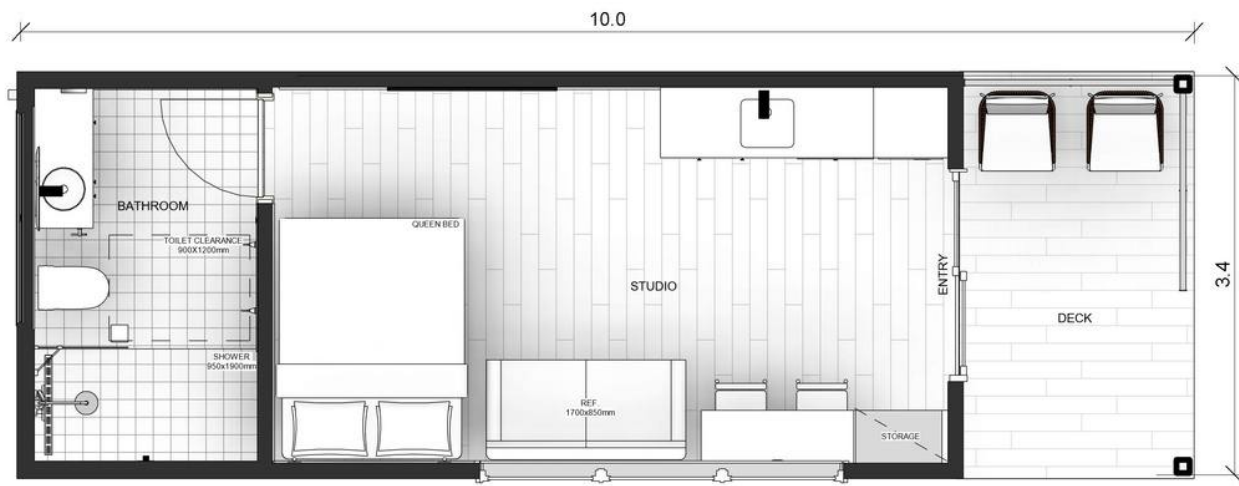
This ensuite modular provides a comfortable and private living space with the convenience of an attached bathroom, suitable for installations where space is limited or where additional living accommodation is needed. An ensuite pod is particularly useful in scenarios where temporary housing or additional accommodation is needed, without extensive construction timelines or noise disruption.

From \$100k incl. GST

*Optional deck as an upgrade



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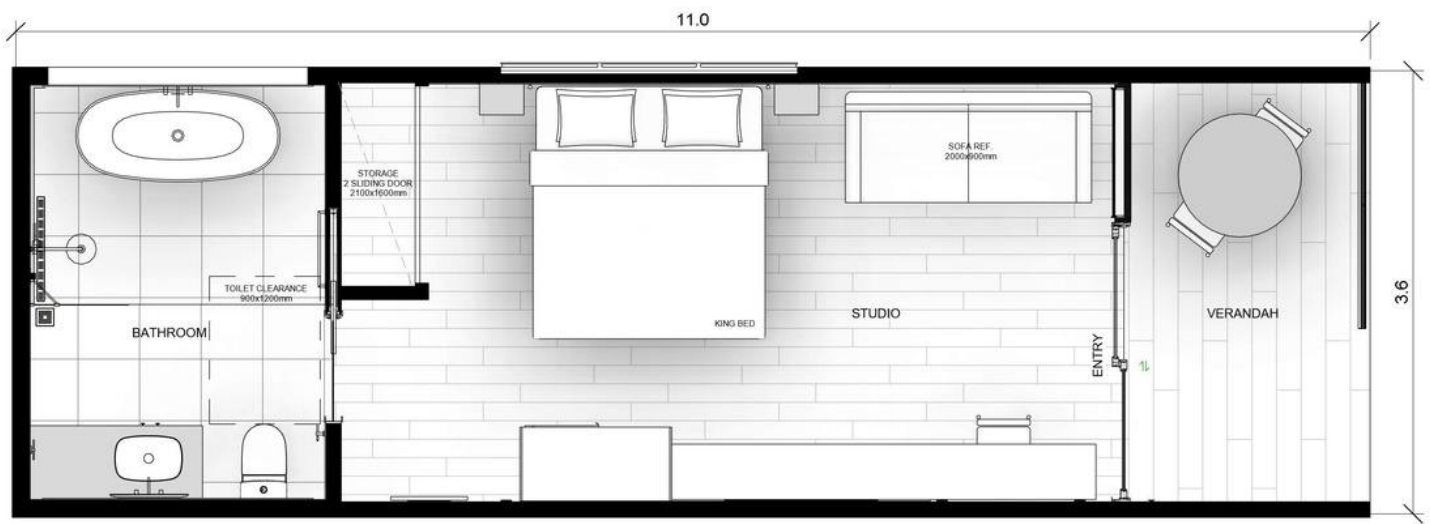
DAHLIA ² 34m

As you step into the modern cabin/studio, you're greeted by an open, airy space filled with natural light streaming through large windows. The interior is characterised by an open layout, maximising the available square footage to create a seamless flow between the different areas. Light-coloured walls and large windows enhance the sense of space and brightness. Outside, a private balcony offers a tranquil outdoor space for enjoying fresh air and sunshine. Dahlia was designed to help with the housing shortage and for those who need extra living space for family & friends.

From \$135k incl. GST



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RAGLAN 39.6m²

The Raglan proves that exceptional design doesn't require a large footprint. This beautifully appointed studio features a luxurious ensuite, integrated workspace, generous storage and a private entertaining deck, creating a versatile space ideal for resorts, short-term rental accommodation, secondary dwellings or guest retreats.

A smart investment delivering comfort, style and outstanding guest appeal.

From \$150k incl. GST

*Shaped window as an upgrade

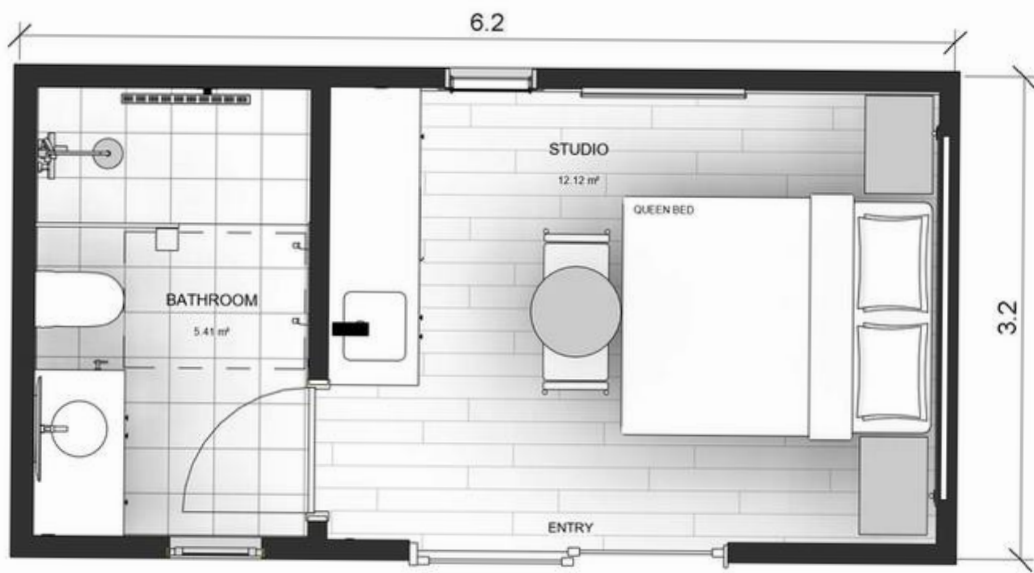


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LUX MODULAR HOUSES / GRANNY FLATS



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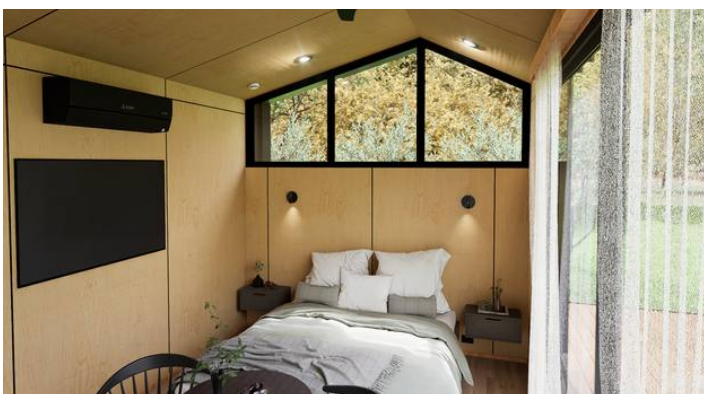


BANKSIA 19.8m²

In this cosy living studio, every detail has been thoughtfully crafted to create a harmonious retreat where you can relax, recharge, and savour life's simple pleasures. Perfect for a guest house or short-term rental.

From \$110k incl. GST

*Optional deck as an upgrade



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FINGAL

29.75m²

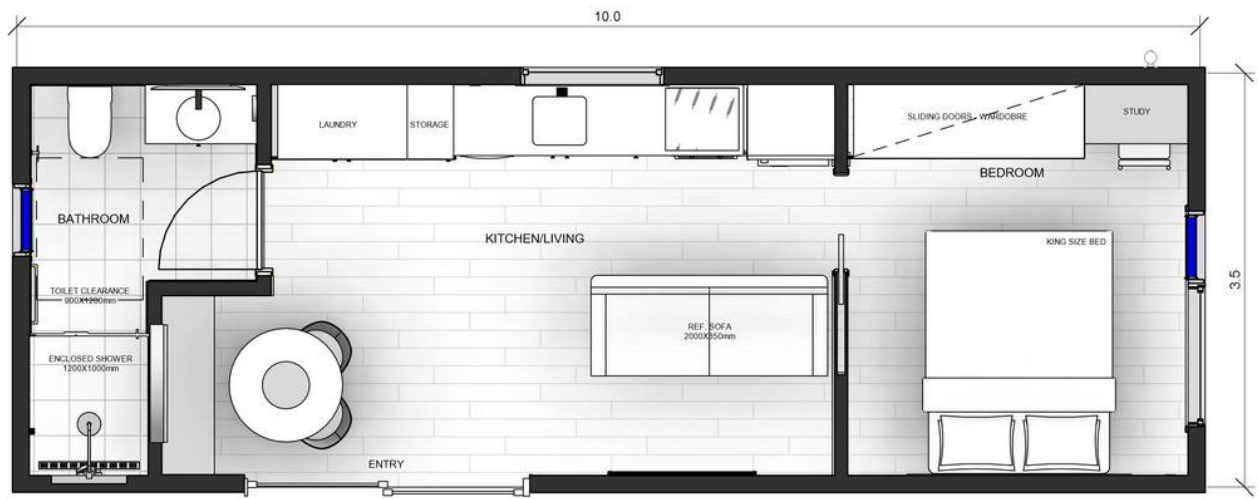
This charming granny flat offers a warm and inviting home that's simple yet functional. This cosy abode exudes charm and comfort in equal measure. It has a fully equipped kitchen and a combined bathroom/laundry. Everything you need, in one modern granny flat.

From \$140k incl. GST

*Optional deck as an upgrade



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BUNYA

35m²

Step into your own sanctuary, where every corner is designed to embrace you in warmth and comfort. This intimate living granny flat is a harmonious blend of functionality and charm, carefully curated to cater to your every need while enveloping you in a sense of tranquillity.

From \$155k incl. GST

*Optional deck, external timber cladding, Heka Hoods and microcement walls, seat, niches and benchtops as an upgrade.



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STRADDIE - 1 BEDROOM 39.9m²

While exuding an air of cosy charm, this granny flat is also designed with practicality. Clever storage solutions maximise space efficiency, ensuring every item has its place without compromising style. Whether you're a minimalist at heart or a collector of cherished mementos, there's ample room to organise your belongings and create a clutter-free environment.

From \$180k incl. GST

*Optional deck as an upgrade & combined bathroom/laundry option available.



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STRADDIE - 2 BEDROOMS

51.3m²

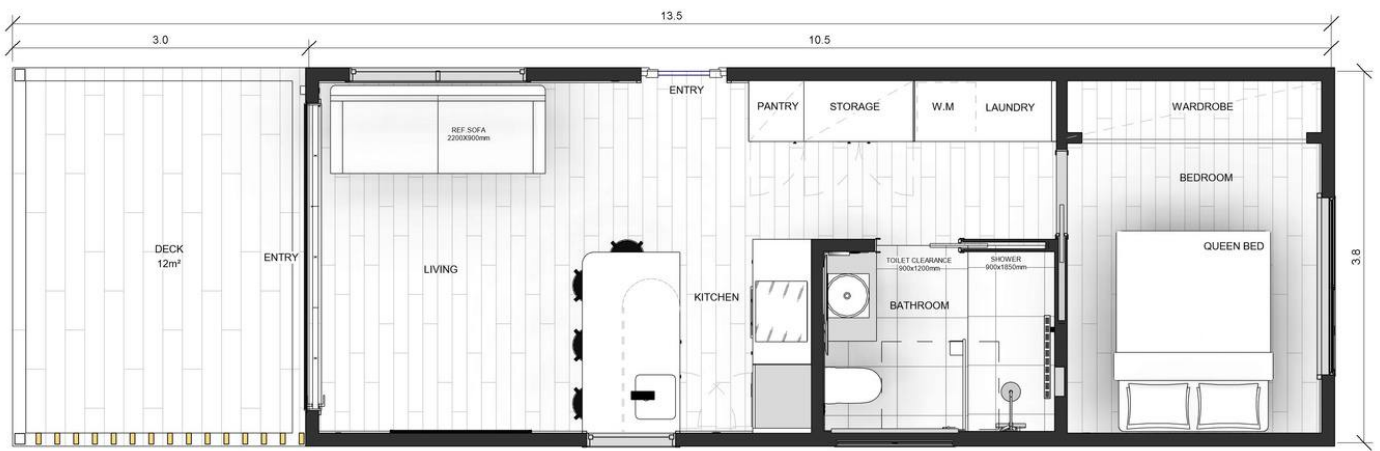
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From \$195k incl. GST

*Optional deck as an upgrade & combined bathroom/laundry option available.



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PANDANUS

51.3m²

Step inside to discover a simple yet “chic” space that radiates warmth and cosiness. The open-plan layout seamlessly combines the living, dining, and kitchen areas, creating an intimate ambience perfect for relaxation and unwinding. Step outside to discover your own private outdoor oasis, where a secluded patio beckons you to unwind amidst the beauty of nature. A cosy seating area provides the perfect spot for savouring a glass of wine or simply basking in the tranquillity of your surroundings.

From \$195k incl. GST

*Optional deck as an upgrade



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DAINTREE ² 53.2m

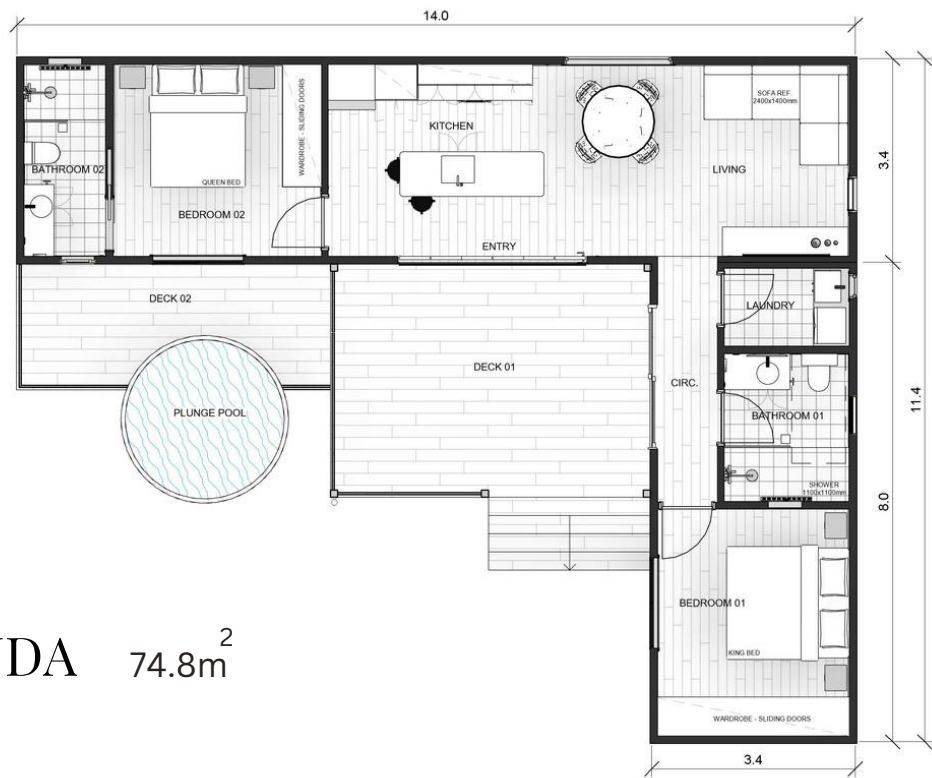
The Daintree has been designed to make everyday living feel effortless. With two generous bedrooms, a light-filled open-plan living space, a stylish kitchen, separate laundry and quality finishes throughout, it offers the perfect balance of comfort and functionality. Whether it's your forever home, a weekend escape or a premium secondary dwelling, the Daintree is designed to feel spacious, welcoming and truly liveable.

From \$195k incl. GST

*Optional deck as an upgrade, or a study in place of the 2nd bedroom



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JACARANDA 74.8m²

The Jacaranda redefines modular living with a beautifully balanced design that combines modern luxury with everyday functionality. Offering two generous bedrooms, two stylish bathrooms, a separate laundry and expansive open-plan living, this home embraces natural light and seamless indoor-outdoor living.

From \$315k incl. GST

*Optional deck as an upgrade



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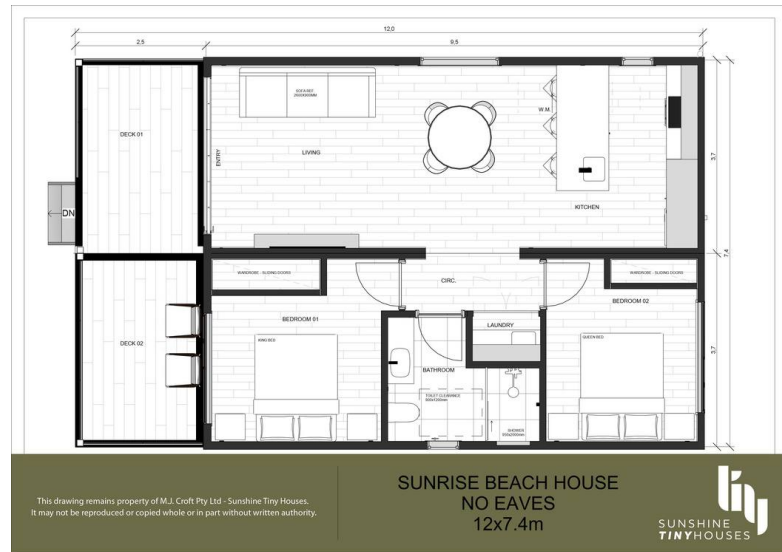
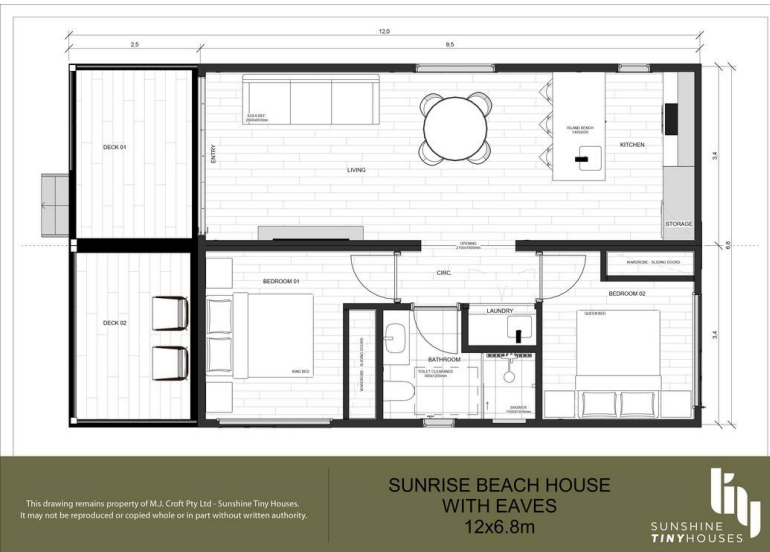
SUNRISE BEACH HOUSE

81.6m² & 88.8m²

Designed to feel light, spacious and welcoming, the Sunrise Beach House combines contemporary design with the relaxed charm of coastal living. Two generous bedrooms, one bathroom, separate laundry, open-plan entertaining and a large covered deck create the perfect balance between luxury and practicality.

Built with premium finishes and crafted for everyday comfort, it's a home designed to be enjoyed for years to come.

From \$250k incl. GST



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INCLUSIONS

Standard to all modular houses

	STANDARD INCLUSIONS	UPGRADES
Structural Base Floor & Frame	Engineered structural floor system & Engineered 90mm steel stud frames or 90mm Engineered timber frames	---
Structural Floor Sheeting	Yellow tongue 19mm (termite resistant) and James Hardie Scyon Secura 19mm in wet areas	MgO floor sheeting (Magnesium Oxide)
Roofing Colour optional	5.0° skillion roof pitch Colorbond Trimdek profile, Colorbond gutter and flashings & 90mm PVC downpipes	Roof pitch greater than 5.0° or gable roof
Exterior Cladding Colour optional	Colorbond - Trimdek & Corrugated profile James Hardie cladding products Weathertex	Rollsec Lux Collection Rollsec Horizon, Alpine & Standing seam profile Hardwood timber in general: Western red cedar, Spotted gum, Acoya, Blackbutt
Insulation	R2.5 insulation batts to walls - R3.0 insulation batts to ceilings + 80mm anticon blanket to roof (under roof sheets)	---
Energy rating	Energy assessment required	---
Kitchen Appliances	Westinghouse 60cm rangehood Westinghouse 60cm electric oven, Westinghouse 60cm ceramic cooktop	Bosch or other branded appliances, Induction cooktop Gas appliances, Fisher & Paykel integrated dishwasher UltraStream – Undersink Hydrogen Rich Alkaline Water Filter

STANDARD INCLUSIONS

UPGRADES

Electrical

Mains power ready for connection

5kW Split System Air-Conditioner to lounge area and 2.5kW to bedrooms

Voltex 48" DC ceiling fans without light to living area and bedrooms

LED downlights throughout, Smoke detectors as per regulations, 2 x GPOs with USB-C in lounge and bedrooms

Multi-Head or Ducted Air-Conditioning to all bedrooms and living area.

Different ceiling fans (with or without light) to living area and bedrooms.

Modern integrated LED strip lighting solution, motorised pop-up bench power points

Sensor lights, etc.

Site works connections

Hot Water

Enviroflo 180L A Series Heat Pump

Larger or different hot water system

Gas hot water system

Cabinetry range

Colour optional

POLYTEC or LAMINEX - as per layout in Matt/Smooth range - Standard Handles as per layout. Only Australian made products.

Polytec/Laminex/EGR - Woodgrain, Thermolaminated, Ultraglaze & Ultramatt and Venette range of doors, drawer fronts and panels. 2-pack premium painted doors.

Bevelled edge drawers/doors - J-pull handles/Surano/etc

Different handles

Benchtop

Colour optional

POLYTEC - Xenolith - 15mm premium coloured core composite laminate

Stone benchtops, Corian, microcement or solid timber.

Cabinetry Hardware

Blum hinges, soft close doors & drawers

Hafele smart storage solutions - pull-out bin, lazy susan, pocket doors, pull-down shelves, spice racks, etc

Grass drawers and hinges

Windows & Doors

Bradnams powder-coated aluminium-framed windows & doors as per layout. N3 wind rating as standard. Flyscreen included (except Bifold, Casement and Gas strut). Sliding doors 2100mm high.

Low-E or double-glazed

Fixed window to Louvre

French, Casement & Bifolds

All custom-shaped windows

Custom insect screens (retractable screens, Crimsafe, etc.)

Over 2100mm high

Ceiling & wall linings

10mm plasterboard walls and ceilings to all living areas and bedrooms

Feature walls - easy craft VJ, birch ply, timber, microcement, etc.

	STANDARD INCLUSIONS	UPGRADES
Bathroom	6mm Villaboard or 10mm Aquacheck to bathroom walls 10mm Plasterboard to ceiling Certified waterproofing to AS3740:2021 Australian Standard including waterproofing certificate. Roca The Gap Rimless Close Coupled Back to Wall Back Inlet Toilet Suite with Soft Close Quick Release Seat White (4 Star) Frameless glass shower screen	Tiled wall divider Microcement Different fixtures LED mirror Shower niche Soap bottle holders & shelves Bathtub
Laundry	10mm Aquacheck water-resistant plasterboard to walls 150mm high tiled splashback Certified waterproofing to AS3740:2021 Australian Standard including waterproofing certificate	Polytec Xenolith panels Different tiles Microcement
Tiles - bathroom	Floor to 2400mm high tiles in shower area only + 150mm skirting + vanity splashback (standard tiles as per layout)	Floor to ceiling tiles, whole tiled bathroom, different tiles, microcement, Wedi
Tiles - Kitchen	Tiled splashback as per layout	Different tiles, glass, Corian, microcement or stainless
Painting	Dulux or Haymes Low sheen 3 Coat system to walls and ceiling Semi-gloss to skirtings & architraves	Mould-resistant paint Exterior painting Timber coating
Plumbing	Kitchen, bathroom & laundry as per layout rough-in and fit-off	Septic system, water tanks, kitchen under-sink water filter, whole house water filter system, gutter guards, gas, site works, French drain around footings + site connections
Premium Tapware	ABI Interiors - as per layout - Chrome or Matte Black	ABI Interiors upgrades - Different tapware
Flooring	4.5mm Vinyl plank - Australian Select Timbers	Carpet to all bedrooms Hybrid planks, Timber Engineered timber flooring Hardwood flooring

Custom Modular House

Every great home starts with an idea.

Whether you already have detailed plans, have found a design you love, or simply have a vision in mind, our experienced in-house design team is here to bring it to life.

From the initial concept and photorealistic 3D renders through to detailed construction drawings and custom cabinetry layouts, we manage the entire design process under one roof. We'll work closely with you to create a home that reflects your lifestyle, budget, and personal style.

At Sunshine Tiny Houses, we don't believe in a one-size-fits-all approach. We welcome innovative ideas, custom layouts, premium finishes, and unique design features to create a modular home that is truly your own.

Our custom design service is \$3,000 and includes your initial consultation, custom floor plans, 3D renders, detailed working drawings, cabinetry design, and up to three rounds of revisions. Best of all, this fee is fully credited towards your build when you proceed with Sunshine Tiny Houses.

Our manufacturing capabilities allow us to build modular homes from 4.8m to 15m in length and up to 4m wide.

For larger homes, multiple modules can be designed and seamlessly connected together on site, creating endless possibilities (site and transport conditions apply).

Every Sunshine Tiny Houses home is designed and built in accordance with the National Construction Code (NCC), giving you complete confidence in the quality, safety, and compliance of your investment.

Let's bring your dream modular house to life.

Get in touch with us today to discuss your dream modular house!

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Thank you!



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