

# MASTERPIECE SERIES

PRE-DESIGNED HOMES





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# 01 OUR STORY

Parkwood Modular Buildings is a proud Australian company that builds all its homes at a high-tech, purpose-built complex in Somersby on the New South Wales Central Coast. The team at Parkwood are specialists with the facilities to maintain the highest standards of quality control at every stage of production. At the factory, all of Parkwood's display homes are available for inspection during office hours, Monday through Saturday, by appointment.

Parkwood Modular Buildings has been established since 1988, with many valuable years of experience in the industry. Over this time, it has gained a bag full of industry awards for innovative environmental projects.

Parkwood has developed a comprehensive range of granny flats and residential designs. It also has a strong foundation in commercial projects, including schools, sports clubs, offices, security buildings and much more.

You are welcome to drop in to view the display homes and chat with Parkwood staff about designing a home specific to you.





# 02 GRANNY FLATS & CABINS

UP TO 60M<sup>2</sup> RANGE

- The Pugh
- The Heysen
- The Gill
- The Olsen
- The Durak
- The Olley
- The Proctor
- The Smart Pods
- The Cliff

The NSW government has made granny flats easier and faster to build with the aim to help families create a place for those who need space of their own, like elderly parents, or adult children who haven't yet left home.

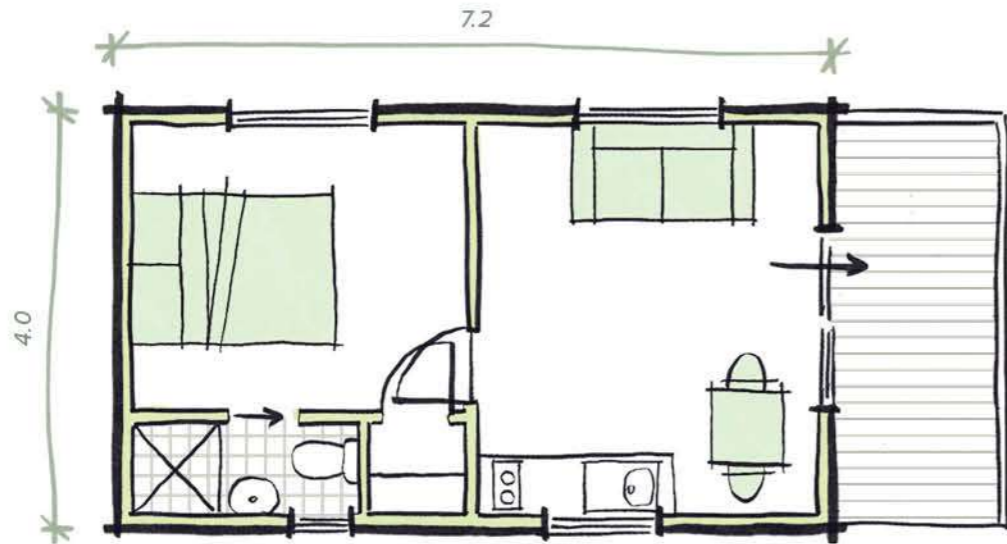
For more information, visit [www.planning.nsw.gov.au/affordable-housing](http://www.planning.nsw.gov.au/affordable-housing)

# The Pugh



DIMENSIONS	DECK AREA	LIVING AREA
7.2m x 4.0m	7.2m <sup>2</sup>	28.8m <sup>2</sup>

This is the smallest cabin in the range that still provides all the must-haves of a complete accommodation. The rooms are well proportioned with a glass sliding door opening onto the deck, further enhancing a sense of space. Ideal for the backyard.



# The Heysen



DIMENSIONS	DECK AREA	LIVING AREA
8.5m x 7.2m	9.0m <sup>2</sup>	60m <sup>2</sup>

The Heysen is a large single-bedroom design with a separate laundry. The square shape makes this design a convenient size for a backyard area while optimising available space. Truly the epitome of the perfect granny flat.

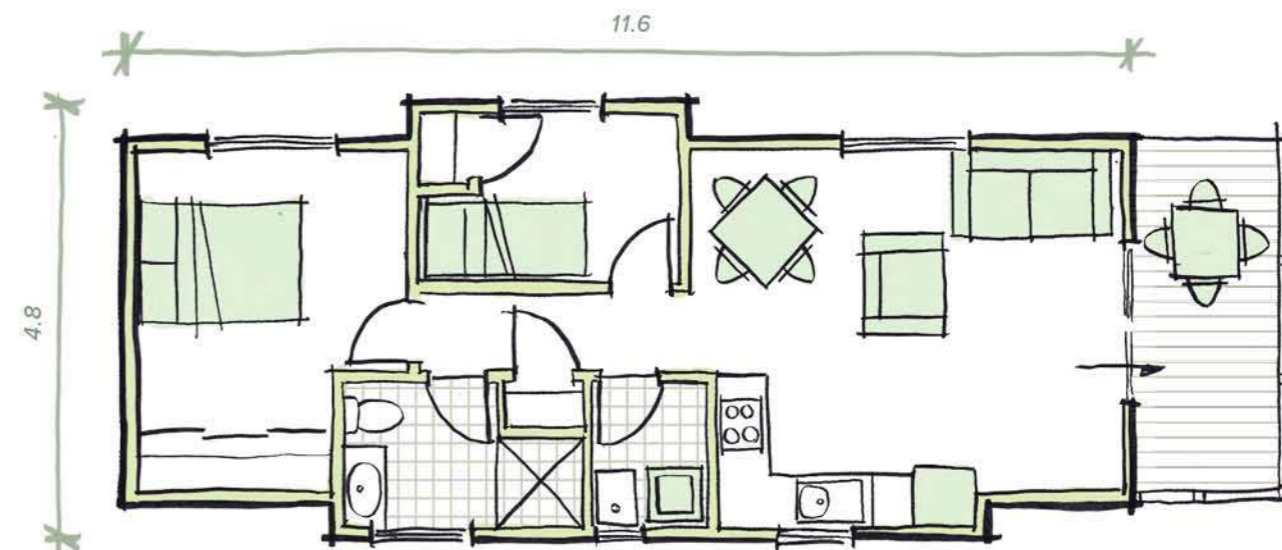


# The Gill



DIMENSIONS	DECK AREA	LIVING AREA
11.6m x 4.8m	7.2m <sup>2</sup>	50.7m <sup>2</sup>

A top-of-the-range single cabin that ticks all the boxes for stylish, contemporary accommodation. It truly makes the complete holiday weekender.

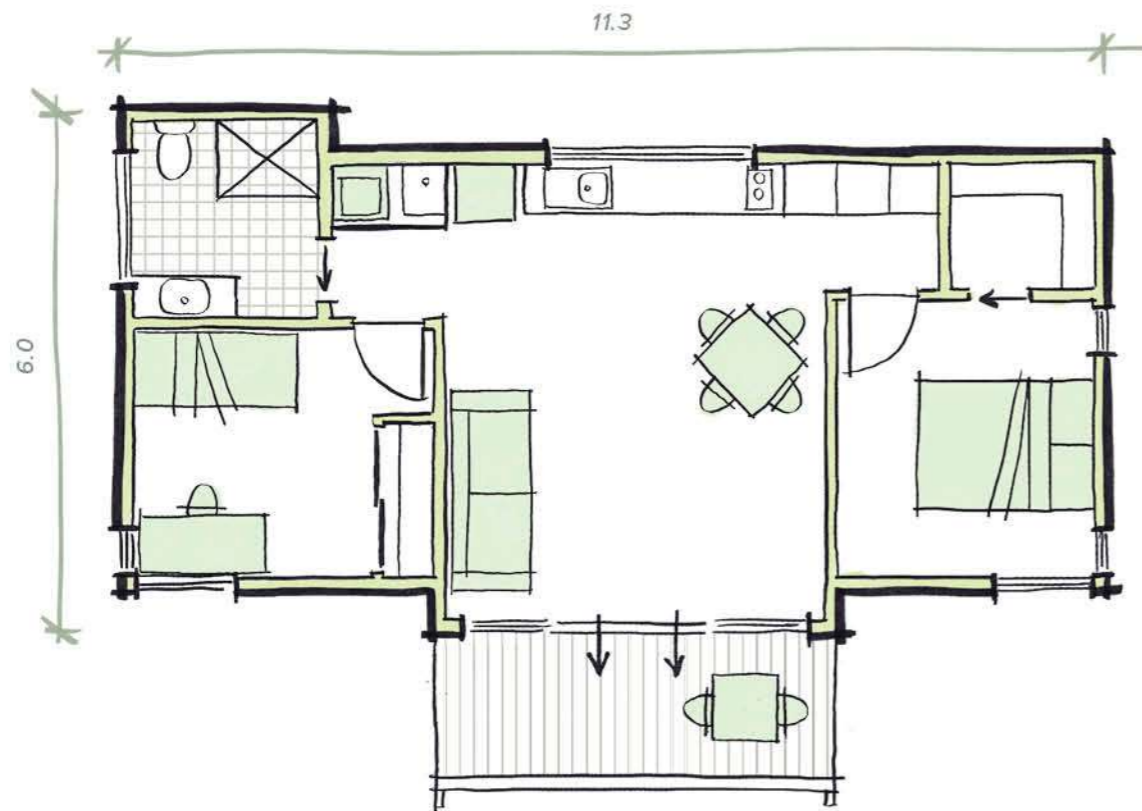


# The Olsen



DIMENSIONS	DECK AREA	LIVING AREA
11.3m x 6.0m	8.0m <sup>2</sup>	60m <sup>2</sup>

The Olsen maximises space for two bedrooms while still delivering a generous open plan living area. The design achieves this spaciousness by locating the kitchen and laundry wall as part of the central living and dining area. Large sliding doors open onto a customisable covered deck, making this granny flat a 'complete package'.



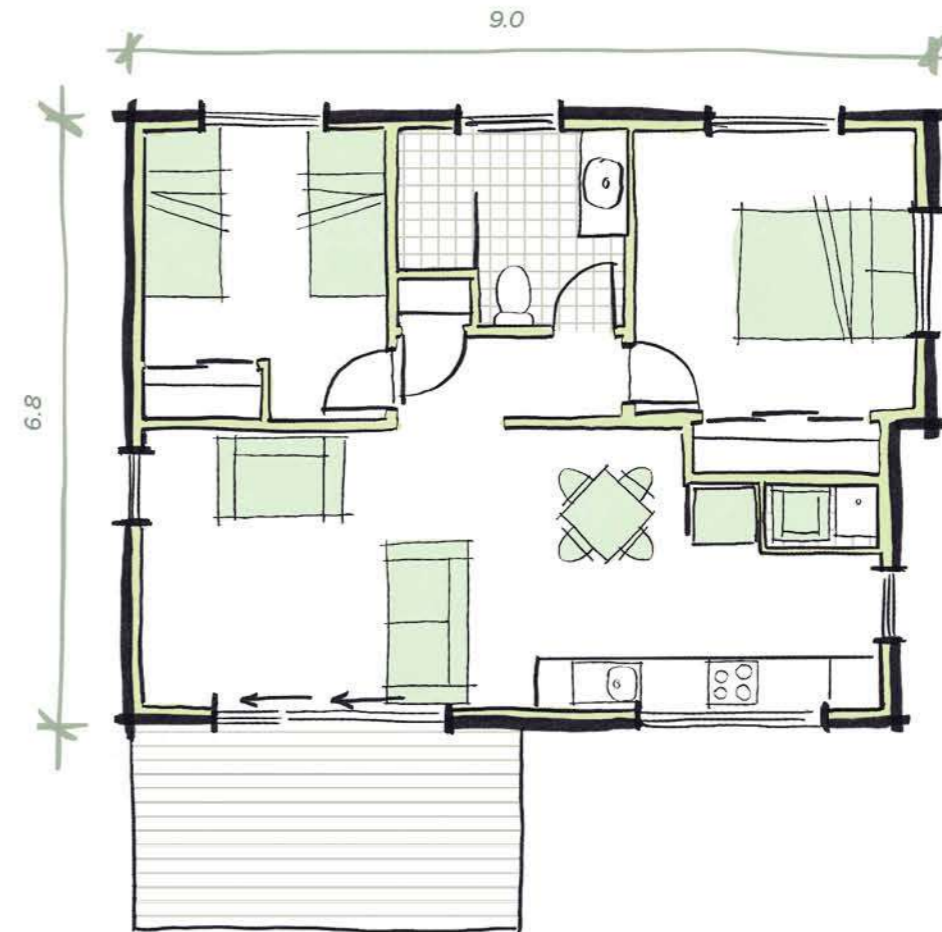
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# The Durak



DIMENSIONS	DECK AREA	LIVING AREA
9.0m x 6.8m	10.5m <sup>2</sup>	60m <sup>2</sup>

This popular and stylish double design works supremely well as a holiday or rental unit. An efficient room layout, with minimum hall length, maximises space. The deck is customisable and built on site.



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# The Olley



DIMENSIONS	DECK AREA	LIVING AREA
8.8m x 6.8m	17.0m <sup>2</sup>	60m <sup>2</sup>

This bold unit has a large, windowed front to optimise the light and vibrancy of a garden. This design provides a strong sense of openness with space for second bedroom, making it an excellent choice for a rental investment. There is also a one-bedroom option and the deck can be extended.

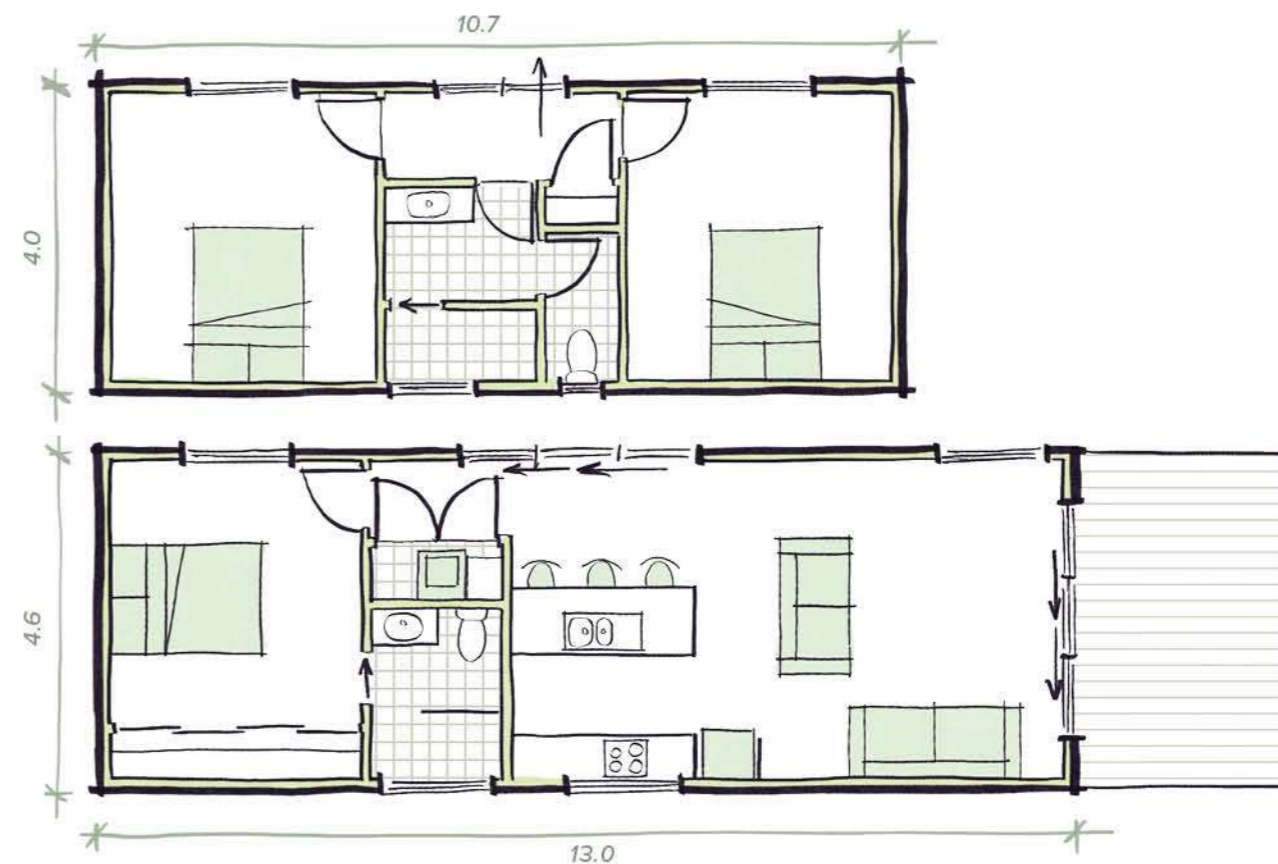


# The Smart Pod



DIMENSIONS	DECK AREA	LIVING AREA
13.0m x 4.6m	13.8m <sup>2</sup>	60m <sup>2</sup>

The Smart Pod is a range of complete single units that can combine into a variety of configurations. Units come in a mix of dimensions, from a simple bedroom pod to a larger studio module (extending up to the granny flat size of 60m<sup>2</sup>). The units can also be easily moved later, making the Smart Pod the perfect choice for an extension.





# The Proctor

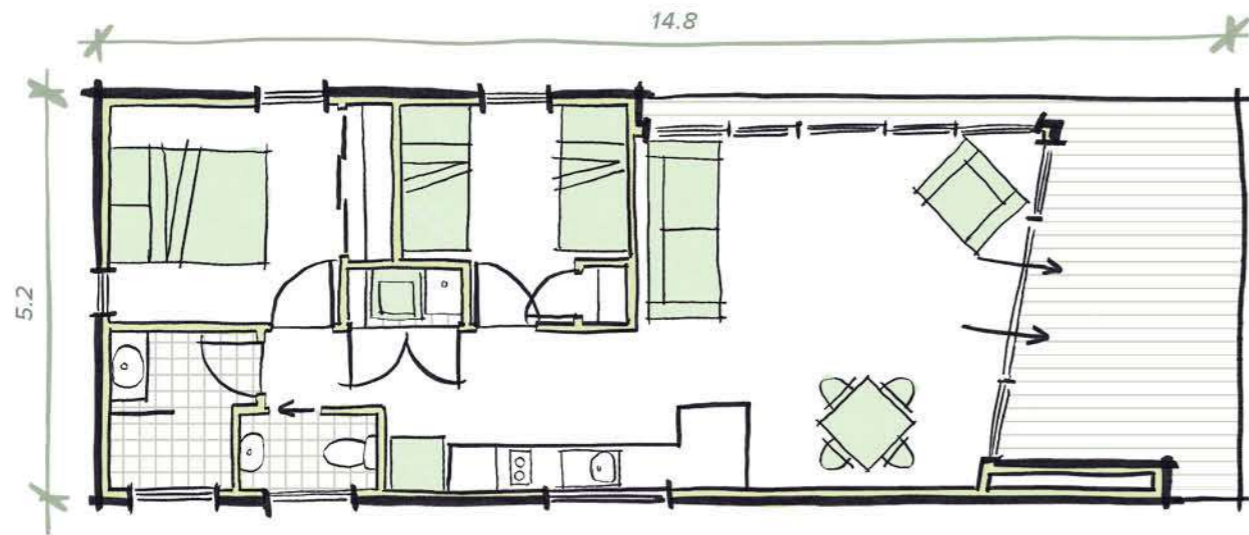
 2
  1
  1

DIMENSIONS  
 14.8m x 5.2m

DECK AREA  
 14.6m<sup>2</sup>

LIVING AREA  
 60m<sup>2</sup>

This modern architectural statement showcases an almost fully glazed living area sliced out of a timber core and cladding shell. The layout exaggerates a sense of space to maximise exterior views.

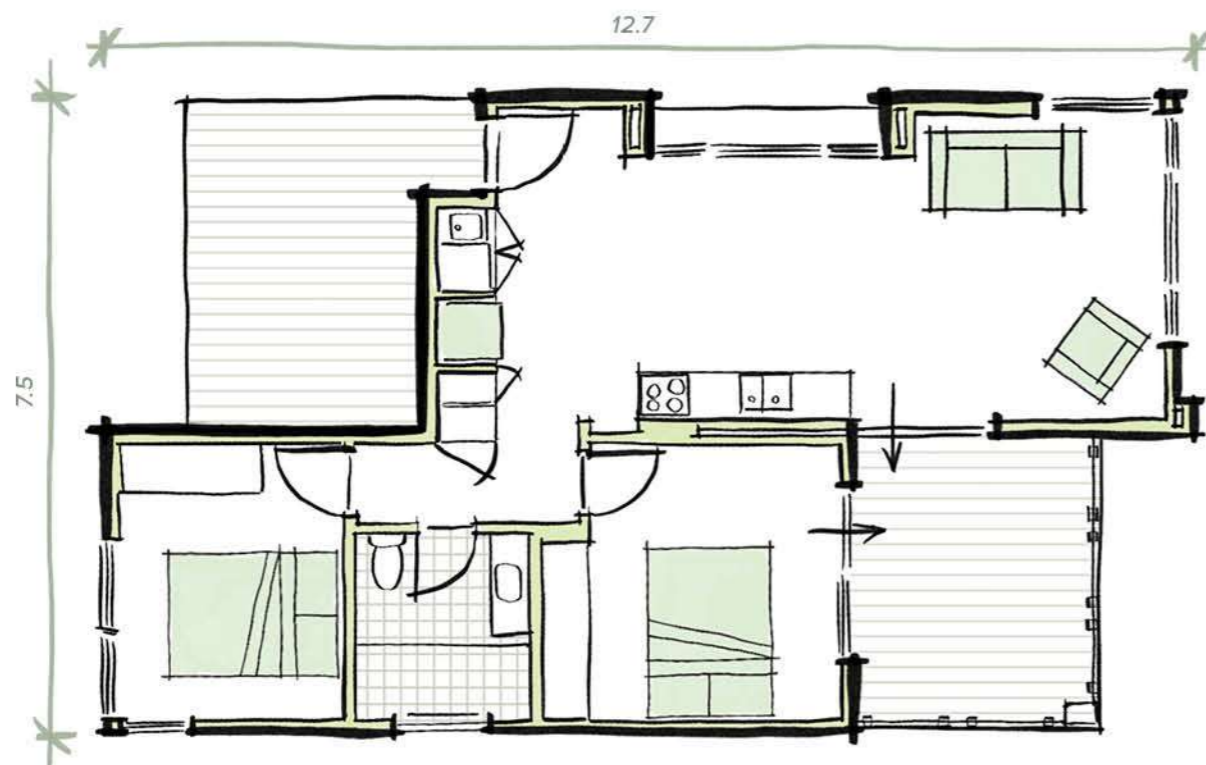


# The Cliff



DIMENSIONS	DECK AREA	LIVING AREA
12.7m x 7.5m	20.5m <sup>2</sup>	60m <sup>2</sup>

The Cliff is a premium 60m<sup>2</sup> granny flat with large floor-to-ceiling windows and three-metre-high ceilings in the dining area. The design maximises sweeping views and works well anywhere. Down-sizing doesn't mean low on style or quality.





# 03 TWO-FOUR BEDROOM HOMES

60M<sup>2</sup> TO 150M<sup>2</sup> RANGE

The Lanceley  
The Ramsey  
The Patterson  
The Preston  
The Martens  
The Lewin  
The Milson  
The Shore

The Whiteley  
The Arkley  
The Roberts  
The Cassab  
The Balson  
The Crowley  
The Withers

Parkwood gives you a range of floor plans and styles to assist with your designs.

We specialise in creating bespoke designs and our consultants can help to guide you with a floor plan to suit your individual needs. Most illustrations show standard decks/verandahs and various roof options that can be applied to our plans.

# The Lanceley

 2
  2.5
  2

DIMENSIONS	DECK AREA	LIVING AREA
13.6m x 5.2m	15.6m <sup>2</sup>	125.8m <sup>2</sup>

Designed to meet the increasing demand for in-fill developments in built-up urban areas. The Lanceley is a great starting design for one or more two-storey villa- or terrace-style projects. Perfect for restricted spaces that require building up, rather than out.



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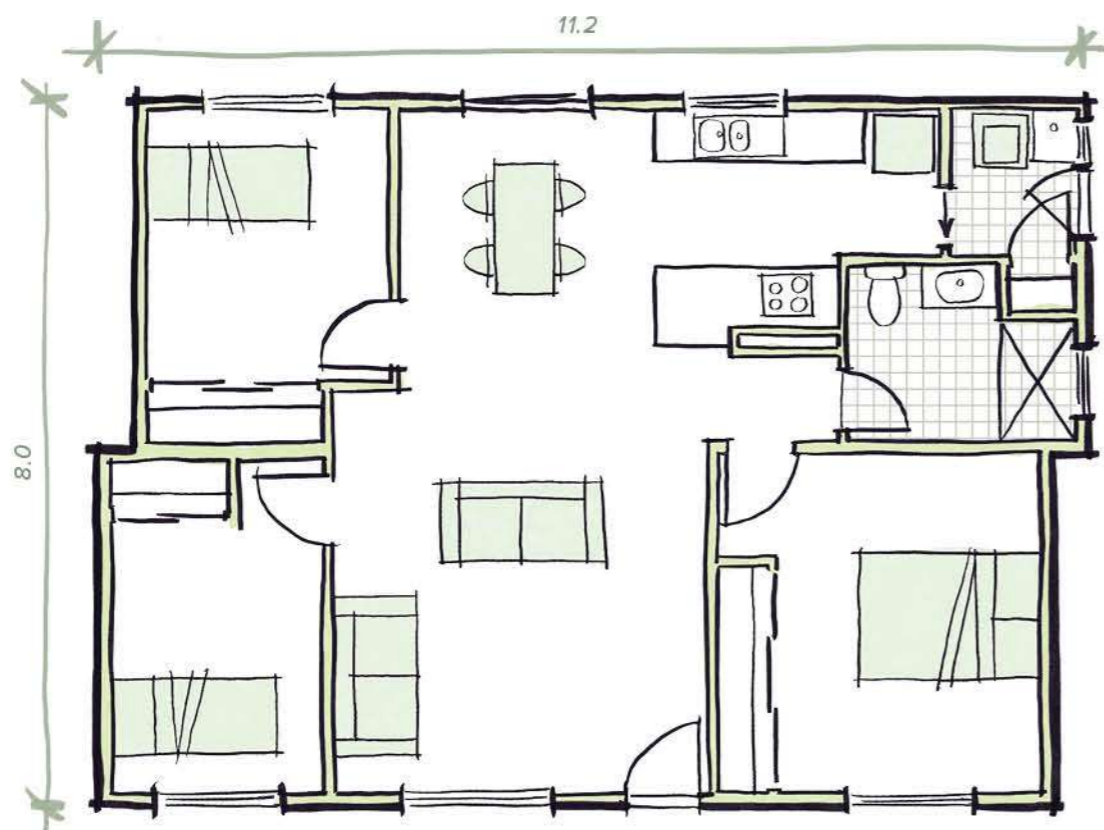
# The Ramsey

 3
  1
  2

**DIMENSIONS**  
 11.2m x 8.0m

**LIVING AREA**  
 86.4m<sup>2</sup>

The Ramsey offers an easy flow from all rooms into a central living area. The layout is compact and makes this a neat and practical design. Good as a rental unit or family holiday accommodation where three bedrooms are important at an affordable level. The deck is built on site and can be extended to suit.



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# The Patterson

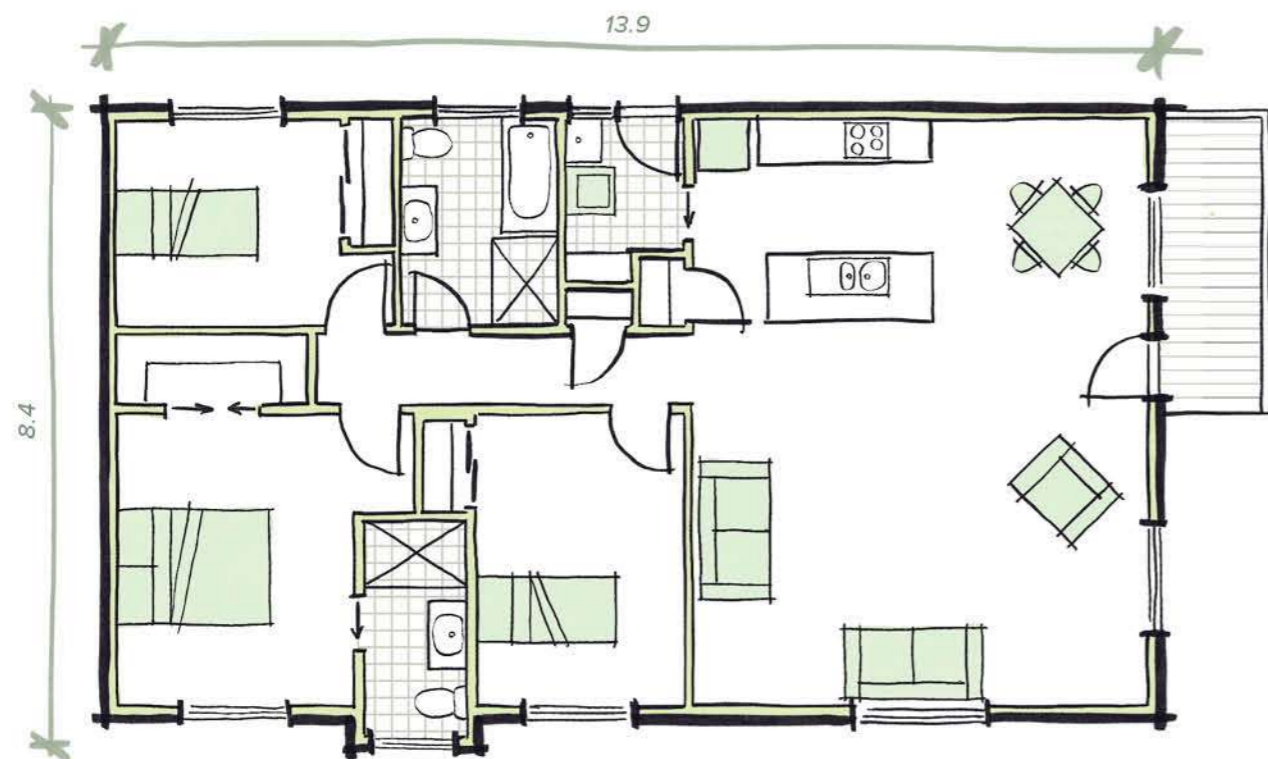
 3
  2
  2

DIMENSIONS  
 13.9m x 8.4m

DECK AREA  
 6.0m<sup>2</sup>

LIVING AREA  
 112.0m<sup>2</sup>

This large and stylish home works well with its centrally located bathroom, kitchen and laundry areas. A bonus feature is the ensuite and walk-in robe to the main bedroom.



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# The Preston

3 1.5 2

DIMENSIONS 13.1m x 8.0m  
LIVING AREA 103.2m<sup>2</sup>

This two-section abode has an efficient plan that offers three bedrooms and generous kitchen and living space. A variety of roof configurations work well with this floorplan.

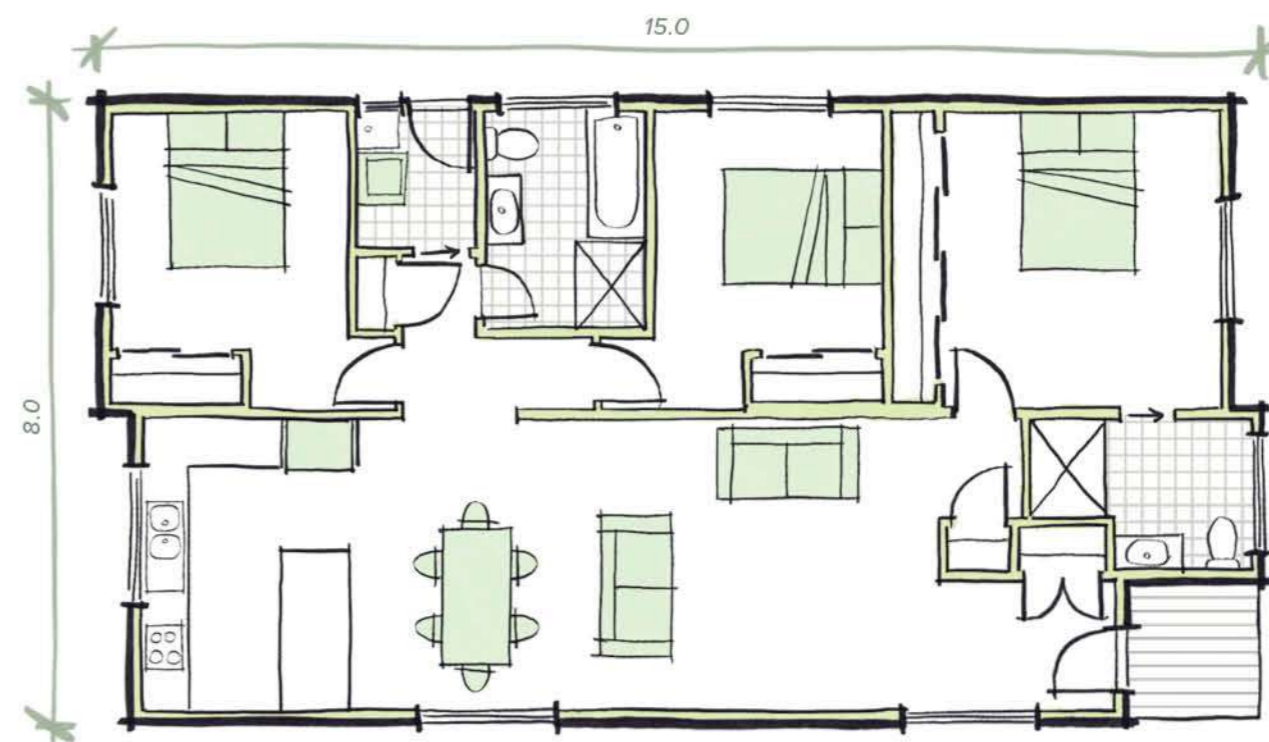


# The Martens

3 2 2

DIMENSIONS 15.0m x 8.0m  
DECK AREA 3.2m<sup>2</sup>  
LIVING AREA 113.61m<sup>2</sup>

A practical two-section layout forms a functional and spacious unit. The living and kitchen are positioned to one side to maximise exterior views. Often built with a full front deck to create a rural feel.



# The Lewin

 3
  2
  3

DIMENSIONS	DECK AREA	LIVING AREA
11.6m x 12.2m	12.6m <sup>2</sup>	123.0m <sup>2</sup>

The vaulted ceiling over the living and kitchen is a feature of this distinct three-bedroom design. Made up of three sections, it is suited to a square site and has comfortable bedrooms, bathrooms and laundry.



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# The Milson

3 2.5 4

DIMENSIONS	DECK AREA	LIVING AREA
10.5m x 16.8m	36.0m <sup>2</sup>	140.3m <sup>2</sup>

This Master Builders Award winner is one of Parkwood's most popular three-bedroom designs. It is a central open plan living area between roomy bedroom and bathrooms at either end. With a large entertaining deck to take in views and sunshine, The Milson is the perfect option for a holiday property.



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## The Shore



DIMENSIONS	DECK AREA	LIVING AREA
12.1m x 10.6m	16.0m <sup>2</sup>	112.0m <sup>2</sup>

This clever split-level plan is suited to sloping sites. It gently hugs the natural terrain to reduce the feeling of a 'house on stilts'.



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## The Whitely



DIMENSIONS	DECK AREA	LIVING AREA
14.0m x 12.2m	21.0m <sup>2</sup>	143.0m <sup>2</sup>

This three-sectioned home is an old favourite in the Parkwood range. Perfect to top a site-built garage or as a country home with a wraparound deck.



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## The Arkley

 3
  1.5
  3  
 + Media room

DIMENSIONS  
 13.2m x 12.8m

DECK AREA  
 3.5m<sup>2</sup>

LIVING AREA  
 154.0m<sup>2</sup>

This three-bedroom unit is designed to reflect the latest in modern home trends. The central open plan living area offers a degree of privacy from the bedroom and bathrooms to one side. The option of large sliding doors or bi-folds maximises versatility. Suited to a large site-built wraparound deck.



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## The Roberts

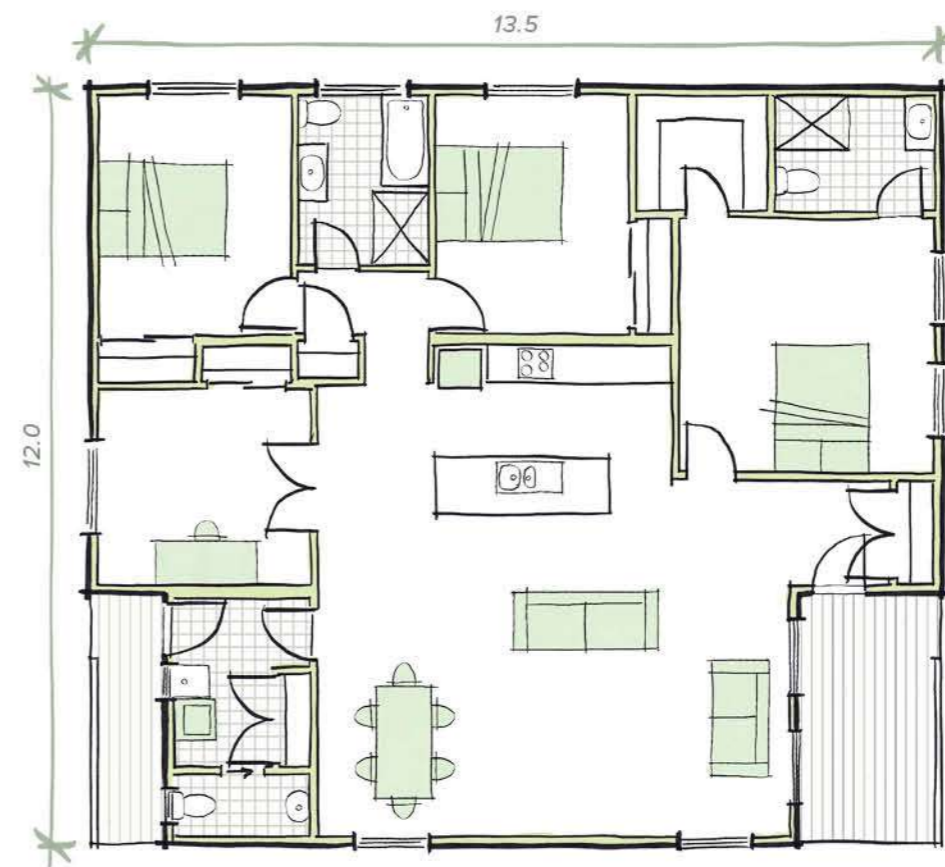
 3
  2.5
  3  
 + Media room

DIMENSIONS  
 13.5m x 12.0m

DECK AREA  
 14.0m<sup>2</sup>

LIVING AREA  
 148.0m<sup>2</sup>

This generous three-section family home has two bathrooms and three to four bedrooms. The inclusion of a mudroom makes it an ideal choice for a country property. Meanwhile, the raked ceiling over the kitchen, dining and living provide a spacious family hub. The design features here with two factory-built decks.



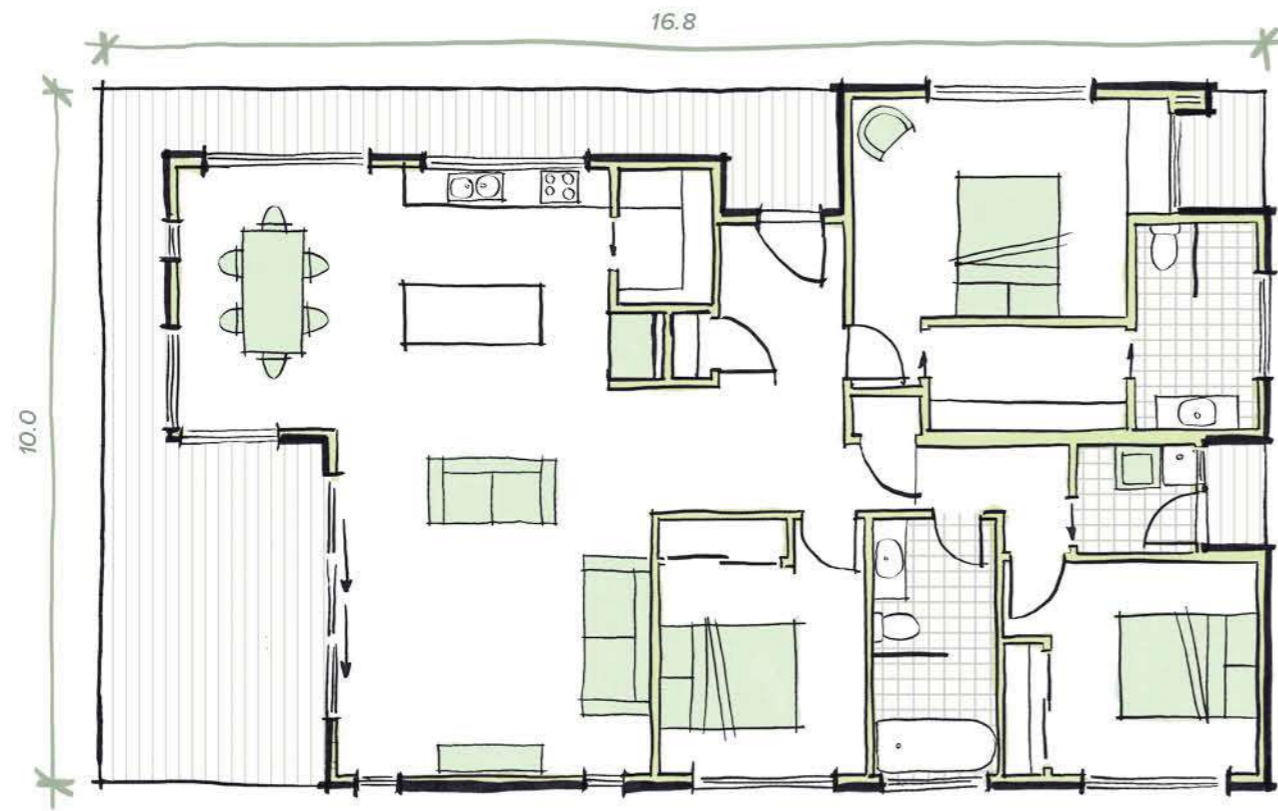
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# The Cassab

3 2 2

DIMENSIONS	DECK AREA	LIVING AREA
16.8m x 10.0m	34.0m <sup>2</sup>	134.0m <sup>2</sup>

This contemporary three-bedroom design is styled with the discerning homeowner in mind. A recent addition to our standard three-bedroom range...although it is far from standard in it's look and feel. Includes a factory-built wraparound deck.



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## The Balson

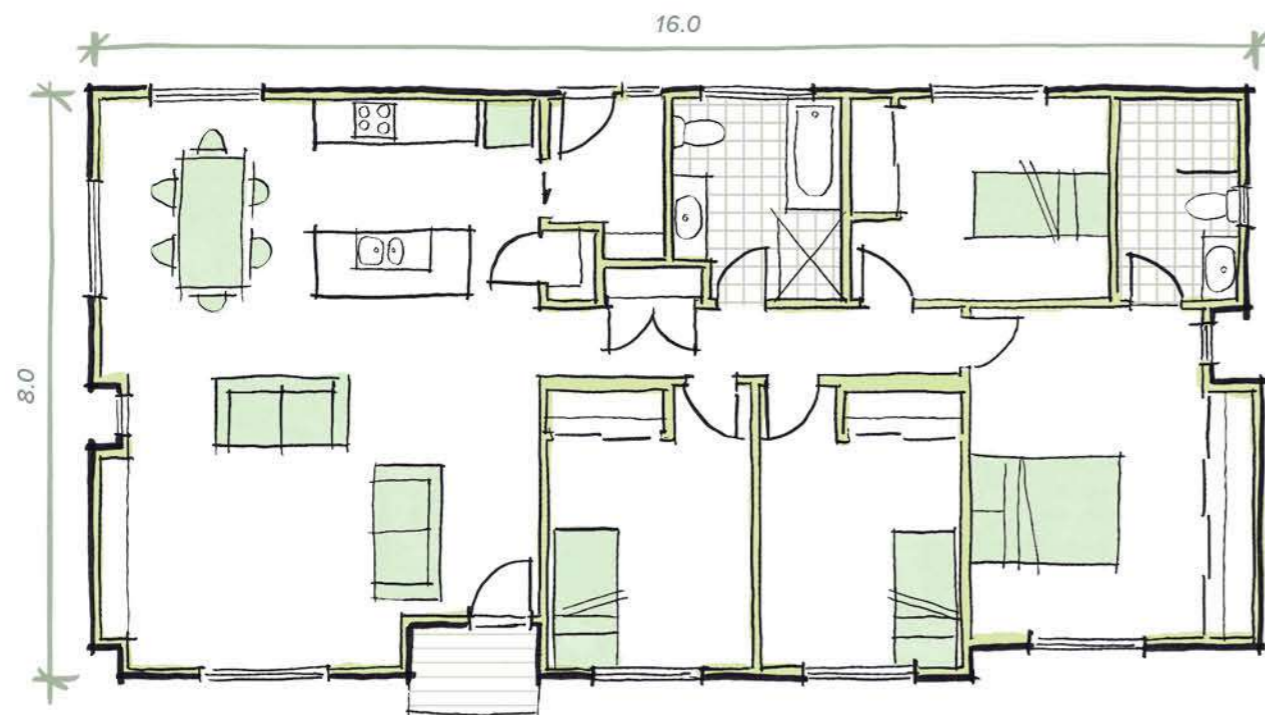
4 2 2

DIMENSIONS  
16.0m x 8.0m

DECK AREA  
2.16m<sup>2</sup>

LIVING AREA  
125.0m<sup>2</sup>

The Balson has proved a popular four-bedroom classic design. The large kitchen achieves easy access and flow to dining and living areas. It has good sized bedrooms with built-in wardrobes, a spacious main bedroom plus ensuite and large main bathroom. All contained in two transport modules.



## The Crowley

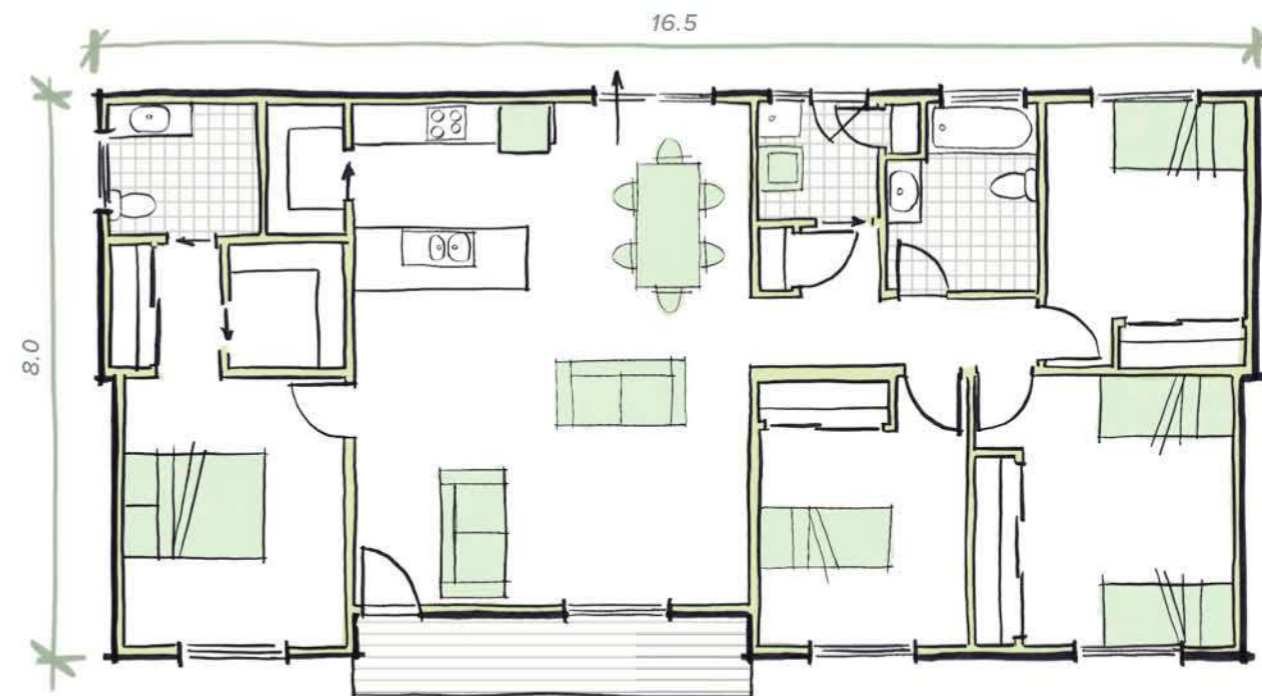
4 2 2

DIMENSIONS  
16.5m x 8.0m

DECK AREA  
6.84m<sup>2</sup>

LIVING AREA  
127.0m<sup>2</sup>

The Crowley is an ideal design for a wide site, particularly for rural acres. It features an expansive master bedroom suite to one end, central living area and a large main bathroom to cater to the three other bedrooms. It works particularly well with a wraparound verandah and sets of french doors for a traditional homestead look. The verandah is built on site to individual specifications.



# The Withers

4 2 3

DIMENSIONS	DECK AREA	LIVING AREA
12.0m x 12.6m	15.18m <sup>2</sup>	126.2m <sup>2</sup>

An innovative four-bedroom plan offering a large entertaining area spilling onto two decks to enhance the best of indoor and outdoor living. This near square shape works well on a block to suit.



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# 04 LARGER HOMES

OVER 150M2 RANGE

- The Cossington
- The Coburn
- The Hart
- The Tucker
- The Russell
- The Hester
- The Lawrence

Most homes are designed using a 4.0m floor width and special designs are available from 2.0 to 5.4 m total section widths, with a maximum construction height of 4.1m.

Illustrations show various roof options that are available and can be applied to plans, such as Gable, Hip, Dutch Gable, Skillion, Split Skillion, Flat and with eaves or without eaves.

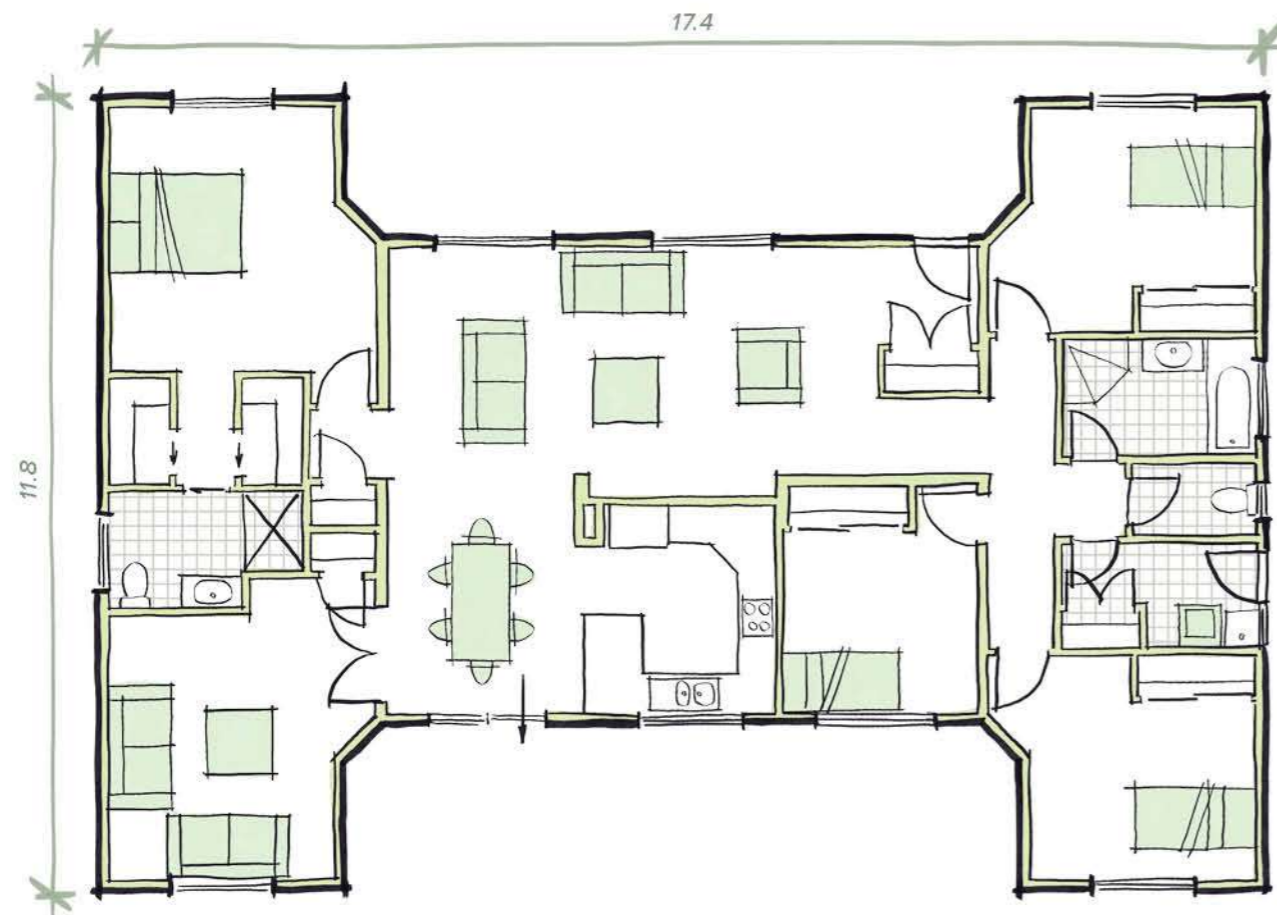
The Starting Price has been calculated for each design using a gable or skillion roof.

# The Cossington

4 2.5 4

DIMENSIONS 11.8m x 17.4m  
LIVING AREA 160.0m<sup>2</sup>

The Cossington is a successful home in the range, with its space efficient design accommodating many variations without compromising on room size. It looks great with site-built front and rear verandahs, and right at home in a country setting.



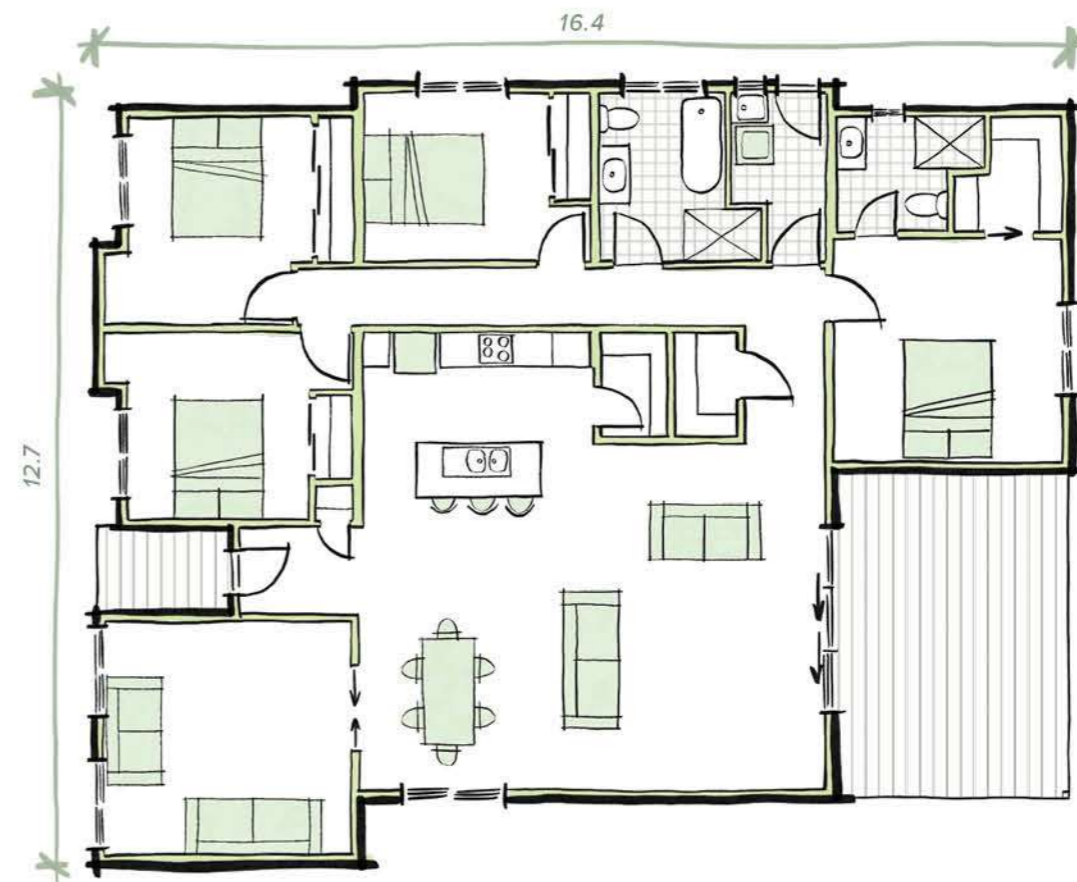
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# The Coburn

5 2 4  
+ Media room

DIMENSIONS 12.7m x 16.4m  
DECK AREA 25.0m<sup>2</sup>  
LIVING AREA 170.76m<sup>2</sup>

This open plan four-bedroom home is a recent addition to Parkwood's range, showcasing the latest in contemporary house trends. The design offers ample room with a generous kitchen, pantry and lounge and dining area designed to spill onto an alfresco entertaining deck. The media room can also transform into an additional fifth bedroom. The deck and entry porch, as shown, are included in the modules for transportation.



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# The Hart

4 Beds 2.5 Baths 4 Car Spaces

DIMENSIONS 13.0m x 16.4m  
DECK AREA 44.0m<sup>2</sup>  
LIVING AREA 180.0m<sup>2</sup>

We took the best of the Milson's and Cossington's designs and distilled them into this very functional family home with a practical floorplan and the inclusion of both verandahs.

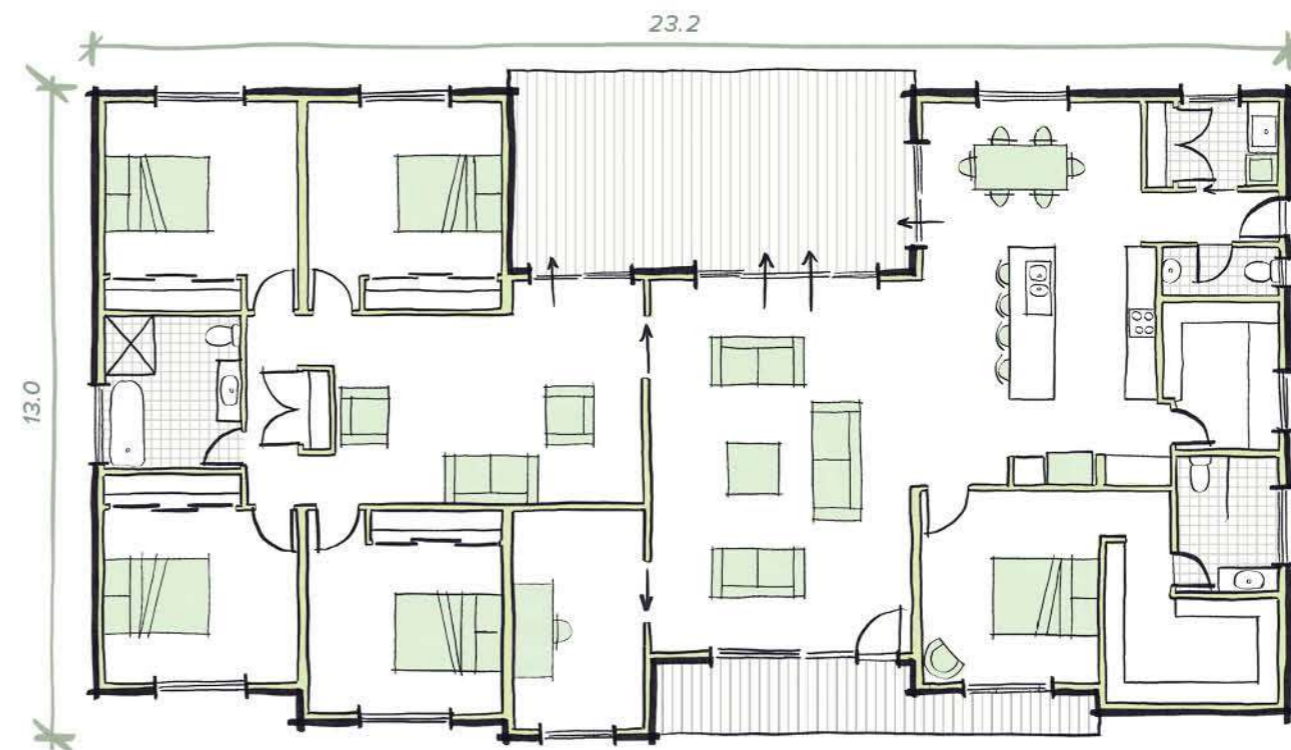


# The Tucker

5 Beds 2.5 Baths 6 Car Spaces  
+ Study

DIMENSIONS 13.0m x 23.2m  
DECK AREA 46.0m<sup>2</sup>  
LIVING AREA 244.8m<sup>2</sup>

This design is best suited to large country acres and offers all the functionality that a growing family needs wrapped in contemporary styling. The design is depicted in the cover image.

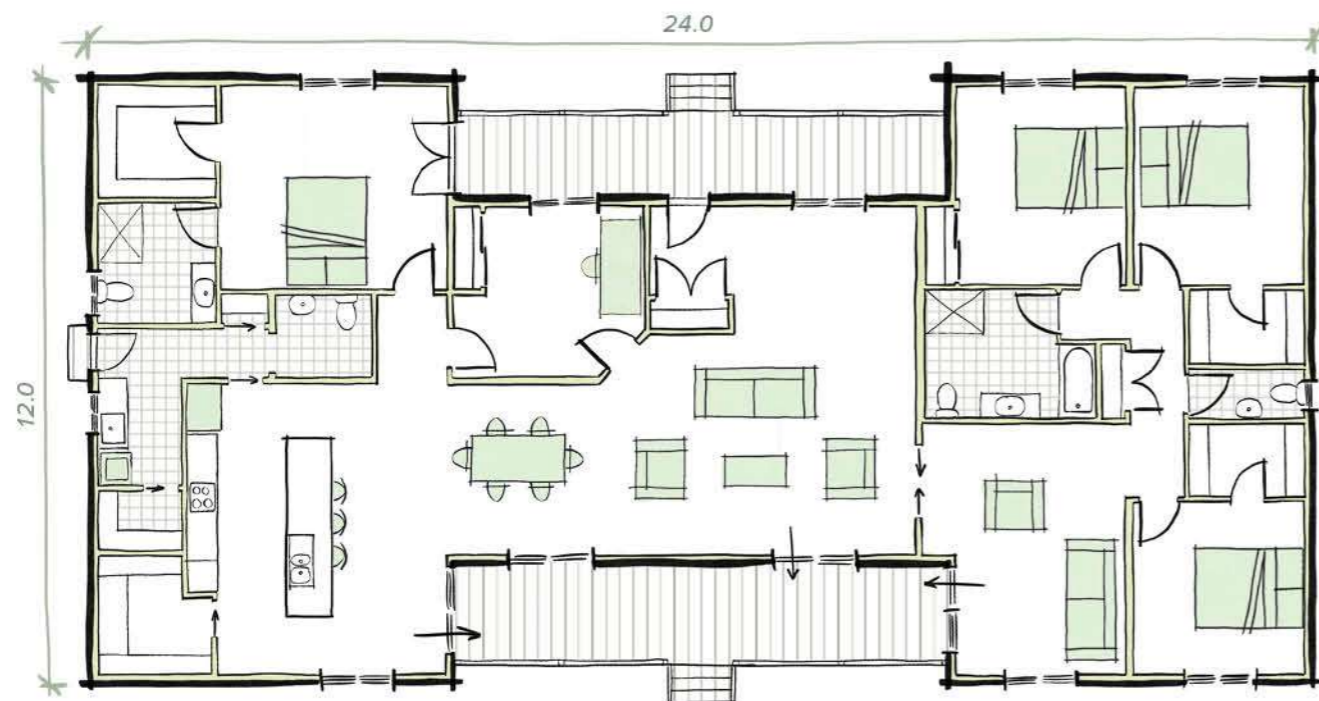


# The Russell

5 2.5 6

DIMENSIONS	DECK AREA	LIVING AREA
12.0m x 24.0m	18.0m <sup>2</sup>	244m <sup>2</sup>

A top-of-the-range five-bedroom family home with all the space you could ask for. A true statement in style and perfect for a country property.



# The Hester

4 2.5 3

DIMENSIONS	DECK AREA	LIVING AREA
25.3m x 8.7m	26.0m <sup>2</sup>	151.2m <sup>2</sup>

A brilliant four-bedroom family home for a long and narrow block. The space efficient design caters to all the modern must-haves, with a large walk-in pantry and generous deck for entertaining.



# The Lawrence

 5
  3
  5  
 + Study

DIMENSIONS	DECK AREA	BALCONY AREA	LIVING AREA
21.0m x 9.0m	47.67m <sup>2</sup>	7.13m <sup>2</sup>	228.2m <sup>2</sup>

A top-of-the-range two-storey family home complete with two living zones. Study, walk-in pantry and robe, decks and balcony are just some of the features of this outstanding design.



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42



## 05

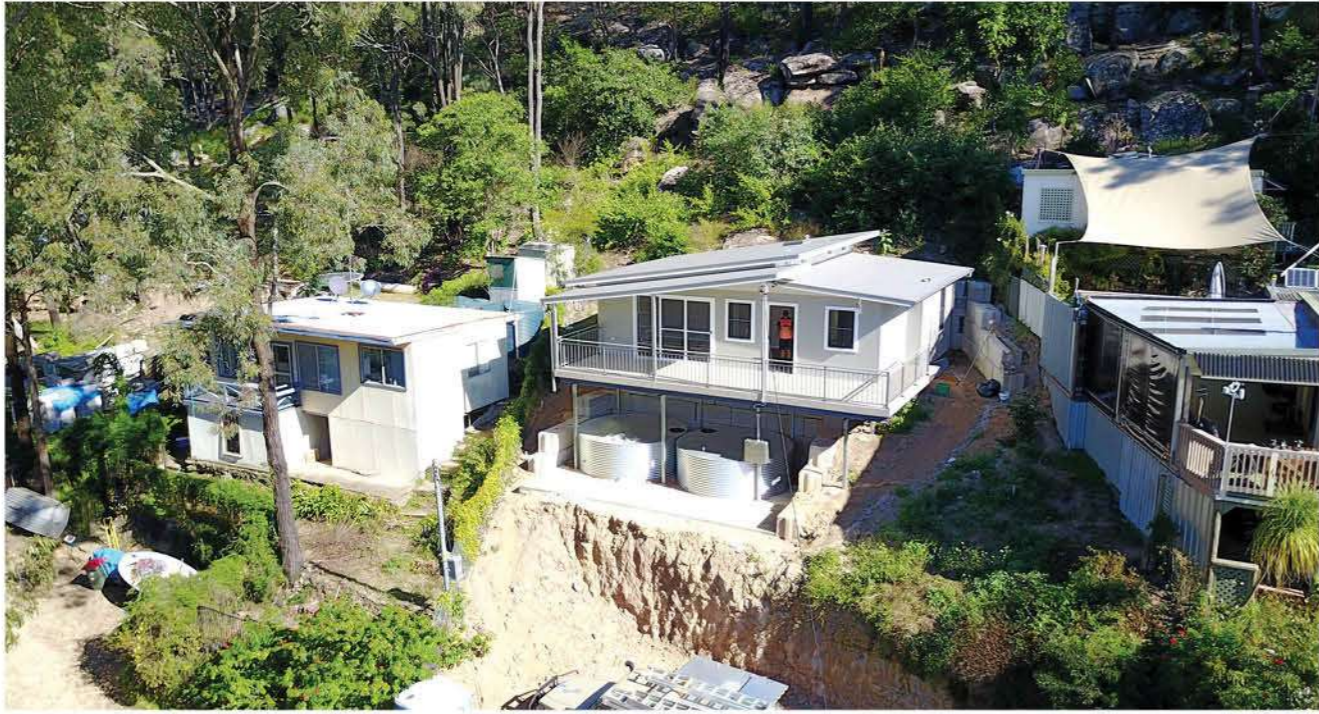
BESPOKE  
DESIGN**Parkwood can build a bespoke  
design that is just for you.**

For over 33 years, Parkwood has made it its business to design homes that suit its clients' budgets and properties. All the plans can be adapted to achieve a look that's all your own and meets your individual needs.

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## Sales Office and Manufacturing Plant

7 - 11 Kangoo Rd, Somerby NSW 2250  
Adjacent to the M1 at Kariang exit

