



A THE QUARTERS CO HOME · MODULAR BUILDING SYSTEM

The Lurg

A two-bedroom home built off-site and settled quietly into northeast Victoria's rolling country.

146M² · 2 BEDROOMS · 2 BATHROOMS · 3 MODULES

THE DESIGN

Designed around the view, at home on a working farm.

Lurg sits in the Hume region of northeast Victoria, where the land rolls away in open paddocks and long hill views. The Lurg was drawn for a working horse property in that country — substantial, calm, and sitting low in its setting.

Thirty metres long and five wide, arranged across three modules, with the kitchen and living at the centre and a bedroom at either end. Built off-site at our Hesse facility and joined on site in two days, so the horses and the running of the property were barely interrupted.

The deck, pergola, carport and landscaping shown were designed with the client and drawn into their building permit application. We do not build or supply them.



146m²

TOTAL AREA

02

BEDROOMS

02

BATHROOMS

03

MODULES



KITCHEN & DINING

A kitchen for long days.

Caesarstone runs the length of the bench and across the island, which seats six and looks down the open living. Full-height cabinetry holds the working end of the room — an integrated wine fridge, a built-in microwave and twin pantries behind a single quiet face — with a mirrored splashback carrying the light back into the kitchen.

WINE FRIDGE & JOINERY



LIVING

Two rooms to settle into.



OPEN PLAN

Living, dining and kitchen run as one room down the centre of the home, glazed on both sides to the paddocks.



MAIN LIVING

Open to the kitchen and dining, with a gas fireplace set into a green panelled wall and an external TV cavity keeping the screen and its cabling out of sight.

FLOORING

Engineered oak underfoot.

Pale engineered oak runs the length of the open living, through the kitchen and dining and on into the study and mudroom — one continuous floor down the centre of the home.





MAIN BEDROOM, ENSUITE & WALK-IN ROBE

The master suite.

Bed 1 sits at the end of Module 1 and is generous by any measure — a king bed, bedside and a sitting area to capture the view, with an abundance of uncluttered floor space. Its window is a single fixed pane, large enough that it had to be craned into place. Behind the bedhead, a walk-in robe runs the full width of the home and opens straight through to the ensuite, with a separate WC off the far end.



CLIENT UPGRADE

The client upgraded to a pure wool carpet for the main bedroom, robe and dressing area — the softest surface in the home, laid where it is felt most.

Finished like a quiet retreat.



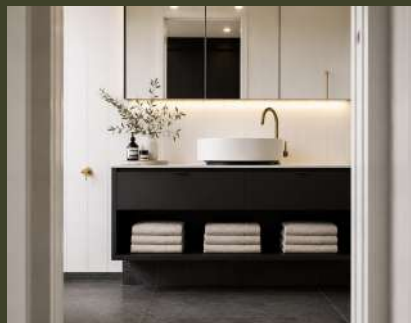
BATH AND GLAZING

A freestanding bath set against full-height glazing, with triple mirrored cabinetry and underfloor heating below the stone tile.



SHOWER AND TAPWARE

Dark stone tile floor to ceiling, a recessed niche, and Meir bronze tapware and heated towel rails throughout.



Built for boots and bridles.



EUROPEAN LAUNDRY

Washer and dryer sit behind full-height joinery beside a deep bench and sink, with a door straight out to the yard — the room takes the mess of a working equine property before it reaches the house.



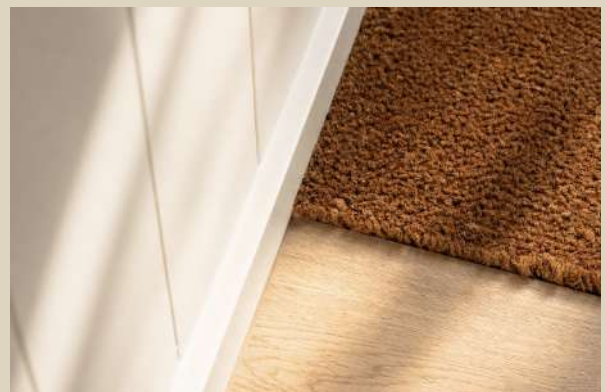
MEIR ROBE HOOKS

A run of solid Meir bronze hooks along the panelled wall for coats, hats and lead ropes.

THRESHOLD

An integrated doormat.

Coir set flush into the engineered oak at the external door — nothing to trip on, nothing to slide, and the grit stops where it lands.



COIR SET FLUSH INTO THE OAK

Room to work, room to put things.



THE STUDY

A floating desk and black shelving set against the panelled wall, with a full-height cabinet alongside and a window out to the paddocks.



Storage was a priority throughout — a full walk-in robe, twin pantries off the kitchen, linen and broom cupboards, a store off the study, and deep drawers behind the joinery.



THE HALLWAY THROUGH

GUEST BEDROOM & BATHROOM

The other end of the home.



GUEST BEDROOM

Bed 2 sits past the study at the far end of the home, with its own built-in robe, a reverse-cycle split system and the same run of paddock and hill views. Engineered oak carries through from the living areas.



A second bathroom.

Serving the study and guest bedroom at the far end of the home, finished in the same dark stone tile and Meir bronze as the ensuite.

FINISHING DETAILS

The details you notice on the way past.

Fixtures and finishes were selected with the client at our Hesse facility, chosen for longevity and for the warmth they bring to a dark, hard-wearing palette.



CAESARSTONE & MEIR TAPWARE



ENSUITE VANITY



BRONZE WALL LIGHTING

Chosen once, at our Hesse facility, and carried through every room.

FLOOR PLAN

146m² Two Bedroom Home



FLOOR PLAN



ELEVATION

146m² 2 BEDROOM

Total Size 29.8x4.9m

 **THE QUARTERS CO**

48.71m²

MODULE 1

56.54m²

MODULE 2

41.52m²

MODULE 3

146m²

TOTAL AREA

Overall footprint 29.8m x 4.9m. Proposed deck shown is an optional addition and not included in the standard supply. Layout and dimensions are indicative — final working drawings are confirmed prior to manufacture.

OFF-SITE BUILD

Built at Hesse, joined in two days.

The Lurg was built as three modules at our Hesse facility and finished before it left the yard — cladding, glazing, joinery and fit-out complete — then trucked to the property and joined on site in two days.



THE THREE MODULES AT HESSE



CLADDING AND GLAZING COMPLETE



FINISHED INSIDE BEFORE DELIVERY

Modules are craned into place and joined on site. All site works, services and connections are to be pre-prepared by the client.



SPECIFICATIONS

A note on quality.

Every module we design is made to feel like a permanent home, not a temporary structure — combining durability, energy efficiency and quality finishes throughout. Here's a snapshot of what's included in this build.

STRUCTURAL INTEGRITY

Every module sits on an engineered steel base frame, incorporating full C-150/C-100 purlins and finished in a heavy-duty Monument colour coating for long-term corrosion protection. Framing uses Pine Structural MGPI0 with F22 ply bracing, built to the same structural standards as a permanent residential build.

ENERGY EFFICIENCY

Each home is insulated well above typical standards:

- R6 bulk insulation to ceilings
- R2.7 bulk insulation to external walls
- R2.5 high-density spray foam to the underfloor
- 7+ to 8+ Star energy rating, dependent on orientation

Paired with double-glazed, toughened Lightbridge windows in a satin black commercial-grade frame, this keeps homes comfortable year-round and reduces running costs.

EXTERIOR FINISH

- Scyon Axon cladding with matching aluminium square corners for a clean, contemporary facade
- Colorbond Tridek roofing, box gutters and rainwater goods, custom-folded for a tight, professional finish

INTERIOR QUALITY

- Caesarstone benchtops throughout, including a waterfall-edge kitchen island
- Easycraft VJ150 MDF panelling to walls and wet areas
- Laminex cabinetry throughout, with twin pantries off the kitchen
- Dark stone tile to wet areas, engineered oak to the living areas, and an upgraded carpet to the main bedroom, walk-in robe and dressing area



APPLIANCES & COMFORT

- Upgraded appliance package — oven, induction cooktop, integrated rangehood and dishwasher
- Integrated wine fridge within the kitchen joinery
- Gas fireplace to the main living area
- External TV cavity, keeping screen and cabling concealed
- Reverse-cycle split system to each module for individual climate control

*Optional appliance upgrades available.

ELECTRICAL & SAFETY

Fully specified electrical fit-out including interlinked, mains-powered smoke detectors, LED lighting throughout and a dedicated switchboard per residence — all installed to current Australian Standards and the National Construction Code.

BACKED BY WARRANTY

- Structural components — 10-year warranty
- Non-structural components — 3-year warranty
- Appliances — as per manufacturer's warranty



Every material and finish is manufactured and quality-checked at our Hesse facility before delivery, ensuring consistent, dependable results from the first module to the last.

A DESIGNED QUARTERS CO HOME

The Lurg, priced from \$636K

Dependent on chosen finishes and appliances.



Designed and manufactured in Hesse, Victoria.

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