



A THE QUARTERS CO HOME · MODULAR BUILDING SYSTEM

The Port Fairy

A three-bedroom home built off-site and finished true to a coastal town's easy, weathered warmth.

166M² · 3 BEDROOMS · 2 BATHROOMS · 2 MODULES

THE DESIGN

Named for a fishing town, built for everyday living.

Port Fairy sits where Victoria's coast turns quiet — bluestone cottages, weatherboard, and rooms that have earned their comfort over time. The Port Fairy takes that same unhurried character and builds it off-site, module by module, to the same standard wherever it lands.

Two modules, 166m² and three bedrooms, arranged around a single open living, dining and kitchen space that opens onto a proposed deck and pergola. Every surface — the joinery, the tapware, the tile — is chosen to feel considered rather than default.



166m²

TOTAL AREA

03

BEDROOMS

02

BATHROOMS

02

MODULES



KITCHEN & DINING

A kitchen built to gather around.

A tiled waterfall island anchors the room, with bench seating for five and a servery window that frames the garden beyond. Full-height cabinetry runs the length of the kitchen, hiding the fridge and pantry behind a single, quiet face.

Handmade-look glazed tile in a soft, weathered green runs from bench to splashback, the one note of colour and texture in an otherwise calm, warm-oak palette.



BED 1 & BED 2

Rooms that hold their quiet.



BED 1 — MAIN BEDROOM

Full-height built-in robes, its own ensuite and a private outlook, positioned at the far end of Module 2 away from the living areas.



BED 2

BUILT-IN JOINERY

Every bedroom is fitted with a full built-in robe and a dedicated desk nook — considered storage without eating into floor space.

STORAGE

A place for everything.

A full linen and storage bay sits off the main hallway — shelving both sides, deep enough for towels, linen and the overflow every household collects.





BED 3 — BUNK ROOM

A proper room for kids or guests.

Two built-in double bunks with a study nook between them — a room that works as hard for weekend guests as it does for the kids on a school night.

THE PORT FAIRY



05 — BUNK ROOM



LAUNDRY

A full-sized laundry, not an afterthought.

Fitted with a full-height fridge bay, generous bench space and its own window and external door — genuinely usable.

FINISHING DETAILS

The details you notice on the way past.



MEIR LUSTRE BRONZE TAPWARE



HAND-GLAZED TILE



MEIR LUSTRE BRONZE HARDWARE

Finished like a quiet retreat.



CONSIDERED FIXTURES

A freestanding bath, a full-width rain shower head and Meir tapware and hardware in a Lustre Bronze finish — the ensuite runs to the same finish as the main bathroom.



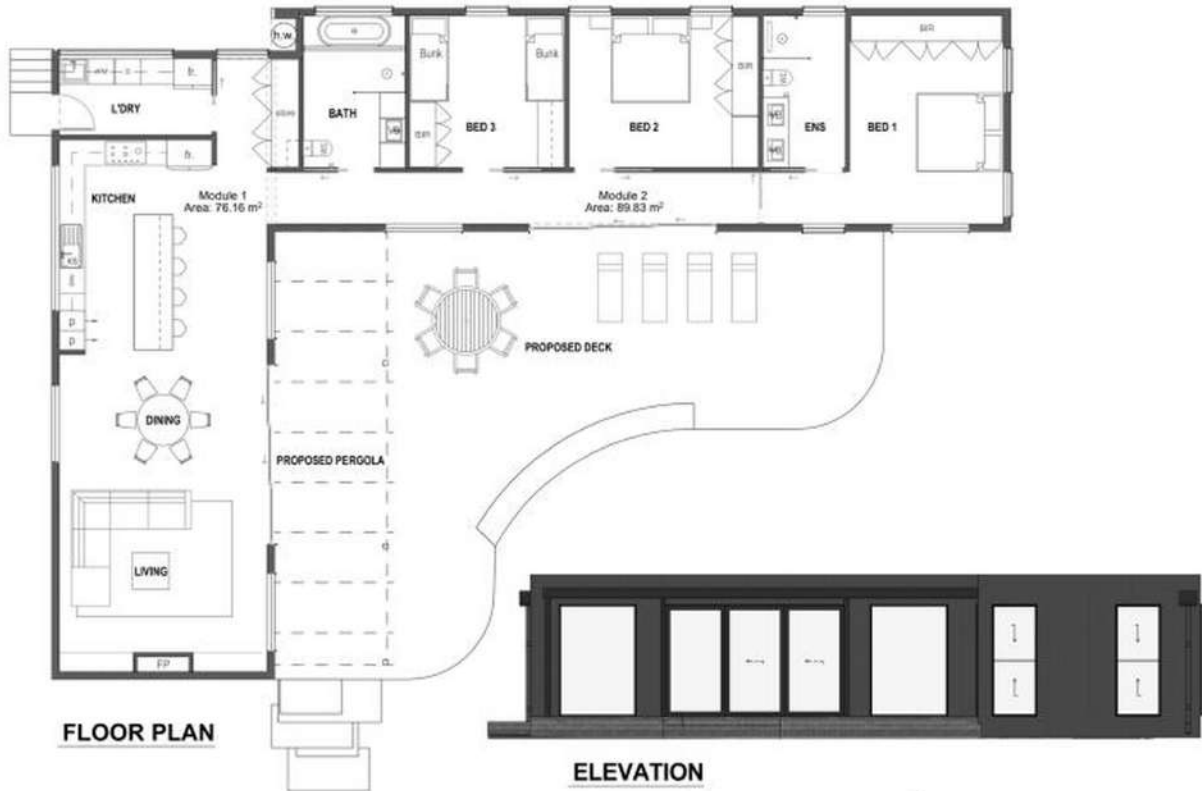
THROUGHOUT

Soft furnishing, done properly.

Sheer linen curtains and a wool-blend carpet in a deep, mossy green run through every bedroom and hallway — a warmer, softer note against the pale engineered-oak floors of the living areas.

FLOOR PLAN

166m² Three Bedroom Home



166m² 3 BEDROOM HOUSE

 THE QUARTERS CO

76.16m²

MODULE 1

89.83m²

MODULE 2

3 / 2

BED / BATH

166m²

TOTAL AREA

Proposed deck and pergola shown are optional additions and not included in the standard supply. Layout and dimensions are indicative – final working drawings are confirmed prior to manufacture.



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 your 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 MGP10 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

- Easycraft VJI50 MDF panelling to wet areas
- Custom-made Laminex cabinetry throughout, including a tiled waterfall-edge kitchen island bench
- Premium Meir tapware and hardware in a Lustre Bronze finish
- 600x1200mm floor and wall tiles to the ensuite and bathroom, carpet to bedrooms and engineered timber flooring to living areas



APPLIANCES & COMFORT

- OMEGA kitchen appliances — oven, induction cooktop, integrated rangehood and dishwasher
- LG 306L bottom-mount fridge
- Individual Mitsubishi Electric 7kW reverse-cycle split system to each module for personalised 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 12-module 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 Port Fairy, priced from \$698K

Dependent on chosen finishes and appliances.



Designed and manufactured in Hesse, Victoria.

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