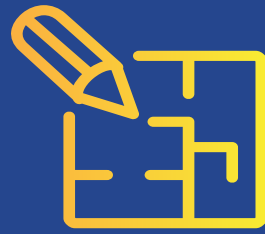


Fast Build Times
Australia Wide Delivery

At Sydney Modular Construction, we specialize in high-quality portable buildings tailored to your needs. From site offices and ablution blocks to custom granny flats and commercial sales offices, our versatile solutions suit both residential and commercial applications. Whether you need a functional workspace for a construction site or a bespoke unit for your business or home, our expert team is committed to delivering durable, flexible, and innovative buildings designed to meet your requirements.



Sydney Modular
CONSTRUCTION



Sydney Modular Construction
02 8000 1764

61-63 Rookwood Rd, Yagoona, NSW 2199
info@sydneymodular.com.au
sydneymodular.com.au
ABN: 88 662 110 723

At Sydney Modular Construction, we take pride in building top-quality, affordable portable buildings, manufactured homes, and relocatable offices—every single time.

We use fire-retardant EPS panelling in all our builds, ensuring safety and durability. With a huge range of standard floorplans, layouts, and inclusions, there's something to suit every need.

All our portable buildings are made to order right here in our factory—no job's too big or too small. Need something custom? No worries! We can design and build to your exact specs, offering plenty of options to make sure your space works for you.

For those in bushfire-prone areas, our buildings can be built to meet BAL-29 fire ratings, giving you extra peace of mind.

As a proud Aussie-owned and operated family business, we only use the best materials from trusted suppliers, and all our work is carried out by highly skilled tradies who know their stuff.

With years of hands-on experience, we're here to help from start to finish—whether it's advice, design, or manufacturing, we'll make sure your portable building is built right.



Standard Inclusions

Electrical Fit-out

- LED Lights
- Power Board
- Electrical Power Points
- Power Inlet Point

Building Construction

- Fully Insulated and Ready to Use
- Vinyl or Carpet Flooring
- Galvanised Frame and Skids
- Easy Tilt Tray Transport and Crane Lifting Points Included



OPTIONAL EXTRA INCLUSIONS

Box Air Con Reverse Cycle

Mitsubishi 1.5 / 2.5 / 3 Kw Split System Air Cons

Window Installed 900 x 900w Black/White/Silver

Window Installed 1050 x 1050w Black/White/Silver

Window Installed 1200 x 1200w Black/White/Silver

Window Installed 1200 x 1500w Black/White/Silver

Window Installed 1200 x 1650w Black/White/Silver

Window Installed 1350 x 1650mm Black/White/Silver

Kitchen Supply and Installation

Hot Water System's Gas or Electric All Sizes

External Building Painting Dulux / Colorbond

Painted Roof Trims (Colorbond Colours)

Cladding Outside Of Building

Bathroom Toilet / Shower / Vanity

Bathroom Toilet / Vanity

Data Points or Extra Power Points

Decks and Patios Kits Request Price

From \$1479.00 Including GST

From \$1,529.00 Including GST

From \$610.00 Including GST

From \$690.00 Including GST

From \$740.00 Including GST

From \$780.00 Including GST

From \$820.00 Including GST

From \$890.00 Including GST

From \$1,128.00 Including GST

Ask One of our Agents

Ask One of our Agents

Ask One of our Agents

Ask One of our Agents

Ask One of our Agents

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Ask One of our Agents

ADDITIONAL INFORMATION

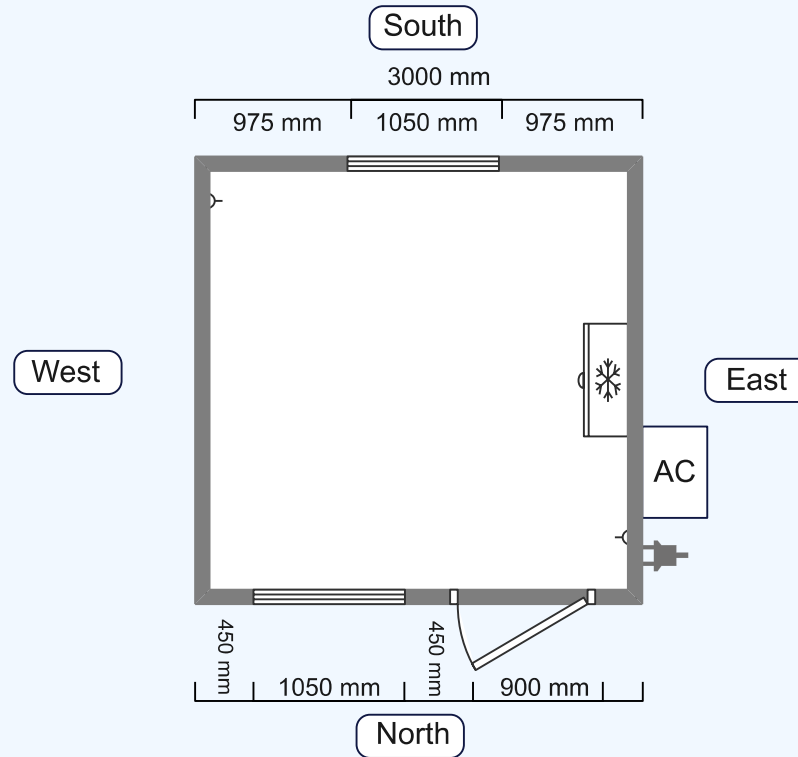
- Engineering and Form 15 For Standard Buildings
- Engineering for Foundation
- Crane Installation On Site, Franna/ Slew Crane

From \$1,379.00 Including GST

From \$1,529.00 Including GST

From \$295 ph Including GST

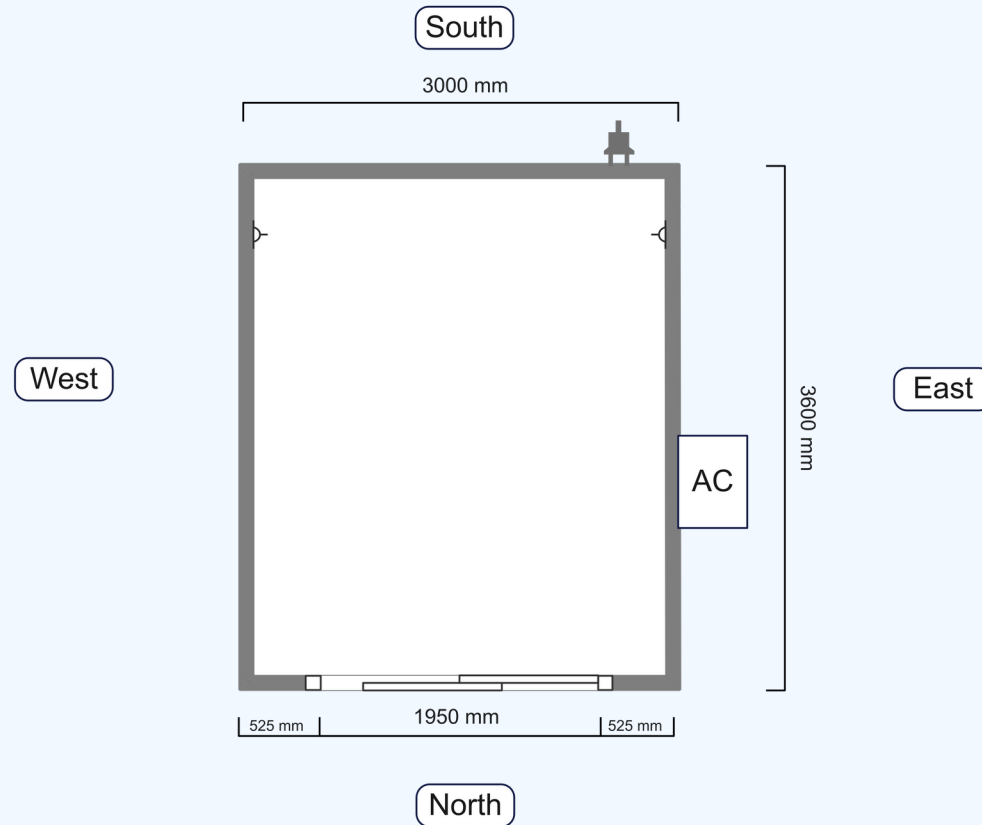
3m x 3m Portable Building



- From \$6,550
- 3m x 3m Portable Building
- Fully customisable
- Unit number #1232
- 900 mm security door
- Aluminium mesh fly screens on all windows and sliding door
- 1 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 2.7kw kevinator box aircon
- 8mm Vinyl plank flooring
- 2 Double PowerPoints
- Colorbond cladding for the external cladding



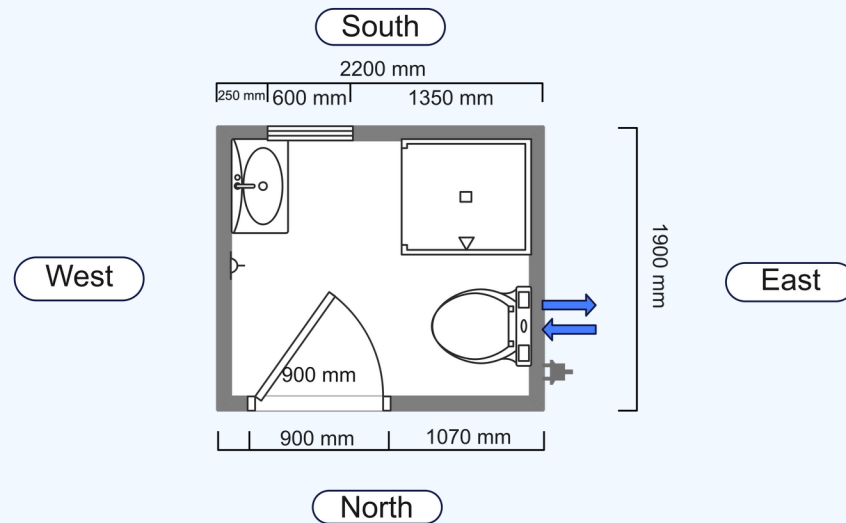
3.6m x 3m Portable Building



- From \$7,150
- 3.6m x 3m Office Glass Door
- Fully customisable
- Unit number #1232
- 1950 mm Glass security door
- Aluminium mesh fly screens on all windows and sliding door
- 1 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 2.7kw kevinator box aircon
- 8mm Vinyl plank flooring
- 2 Double PowerPoints
- Colorbond cladding for the external cladding



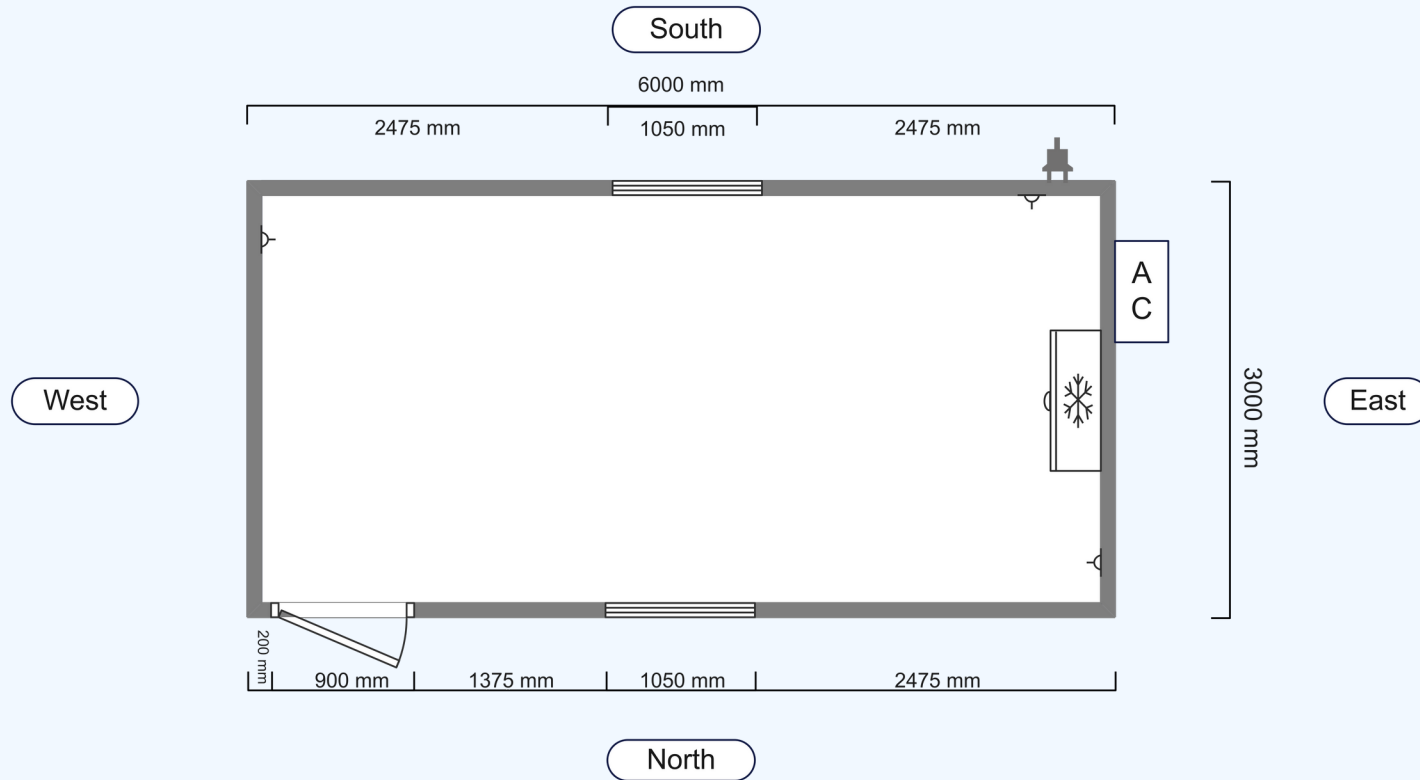
2.2 x 1.9m Ablution Block



- From \$5,090
- 2.2 x 1.9m Ablution Block
- Fully customisable
- Unit number #1119
- 900 mm security door
- Toilet, Shower, Hand basin
- 1 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 8mm Vinyl plank flooring
- 1 Double PowerPoints
- Colorbond cladding for the external cladding



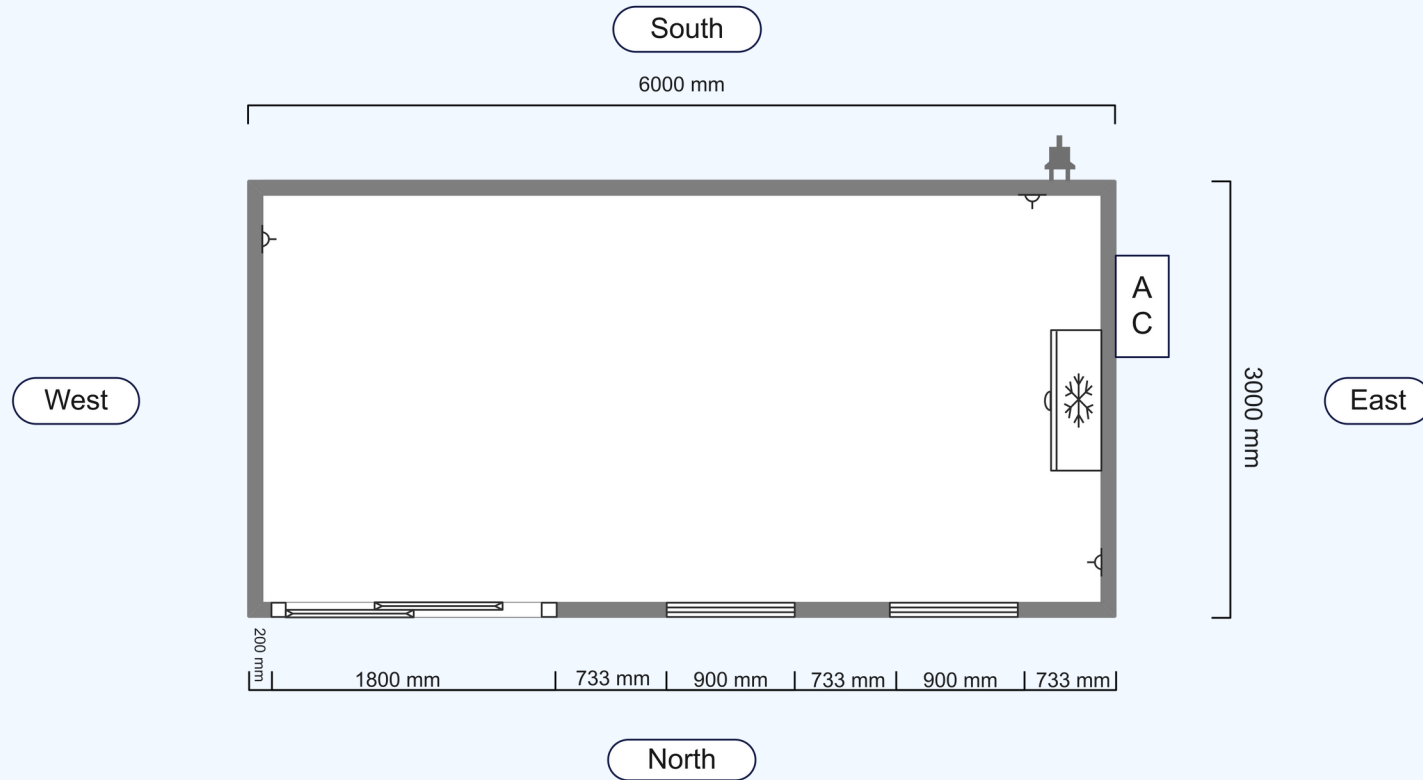
6m x 3m Standard Office



- From \$7,690
- 6m x 3m Anti Standard Office
- Fully customisable
- Unit number #1238
- 1 Windows 1050 mm - 1050 mm
- 900 mm security door
- Aluminium mesh fly screens on all windows and sliding door
- 1 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 1.5kw Split system air conditioner
- 8mm Vinyl plank flooring
- 3 Double PowerPoints
- Colorbond cladding for the external cladding



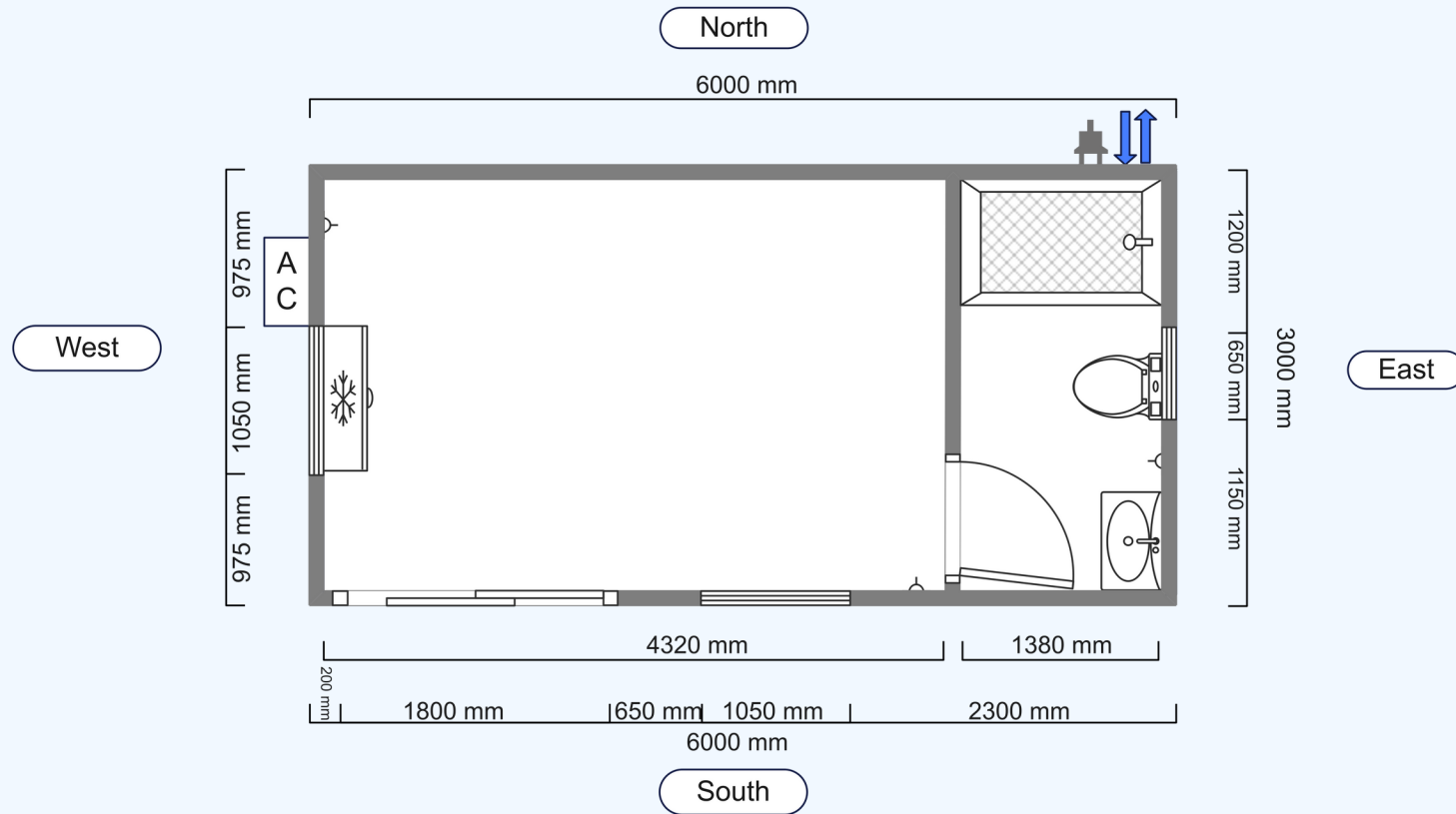
6m x 3m Portable Glass Door Office



- From \$7,990
- 6m x 3m Portable Glass Door Office
- Fully customisable
- Unit number #1234
- 2 Windows 900 mm - 1050 mm
- 1850 mm Glass door
- 1 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 1.5kw Split system air conditioner
- 8mm Vinyl plank flooring
- 3 Double PowerPoints
- Colorbond cladding for the external cladding



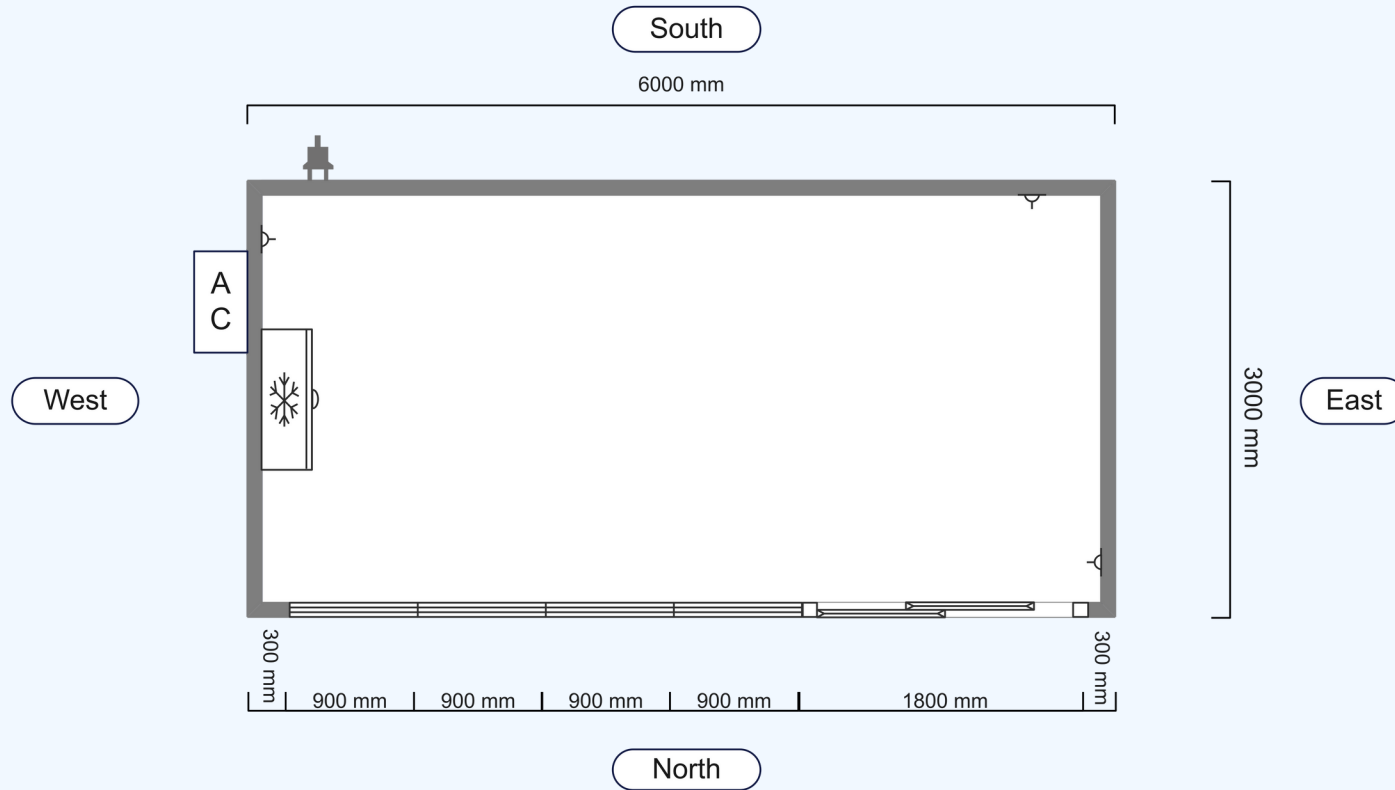
6m x 3m Granny Flat



- From \$13,950
- 6m x 3m Granny Flat
- Fully customisable
- Unit number #1239
- 2 Windows 1050 mm - 1050 mm
- 1800 mm Glass door
- 3 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 1.5kw Split system air conditioner
- 8mm Vinyl plank flooring
- 4 Double PowerPoints
- Colorbond cladding for the external cladding



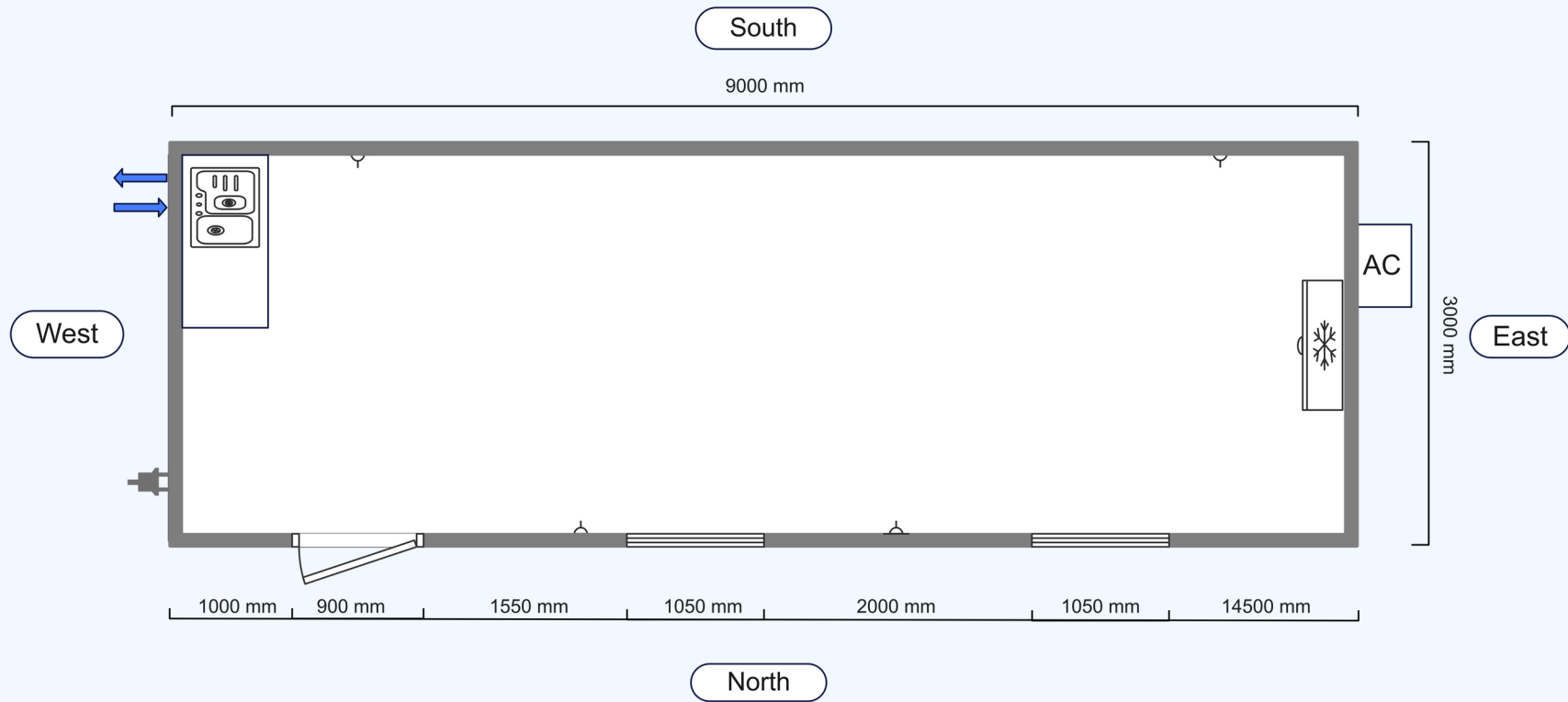
6m x 3m Glass Side Building



- From \$9,150
- 6m x 3m Glass Side Building
- Fully customisable
- Unit number #1244
- 1950 mm Glass door
- 3 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 1.5kw Split system air conditioner
- 8mm Vinyl plank flooring
- 4 Double PowerPoints
- Colorbond cladding for the external cladding



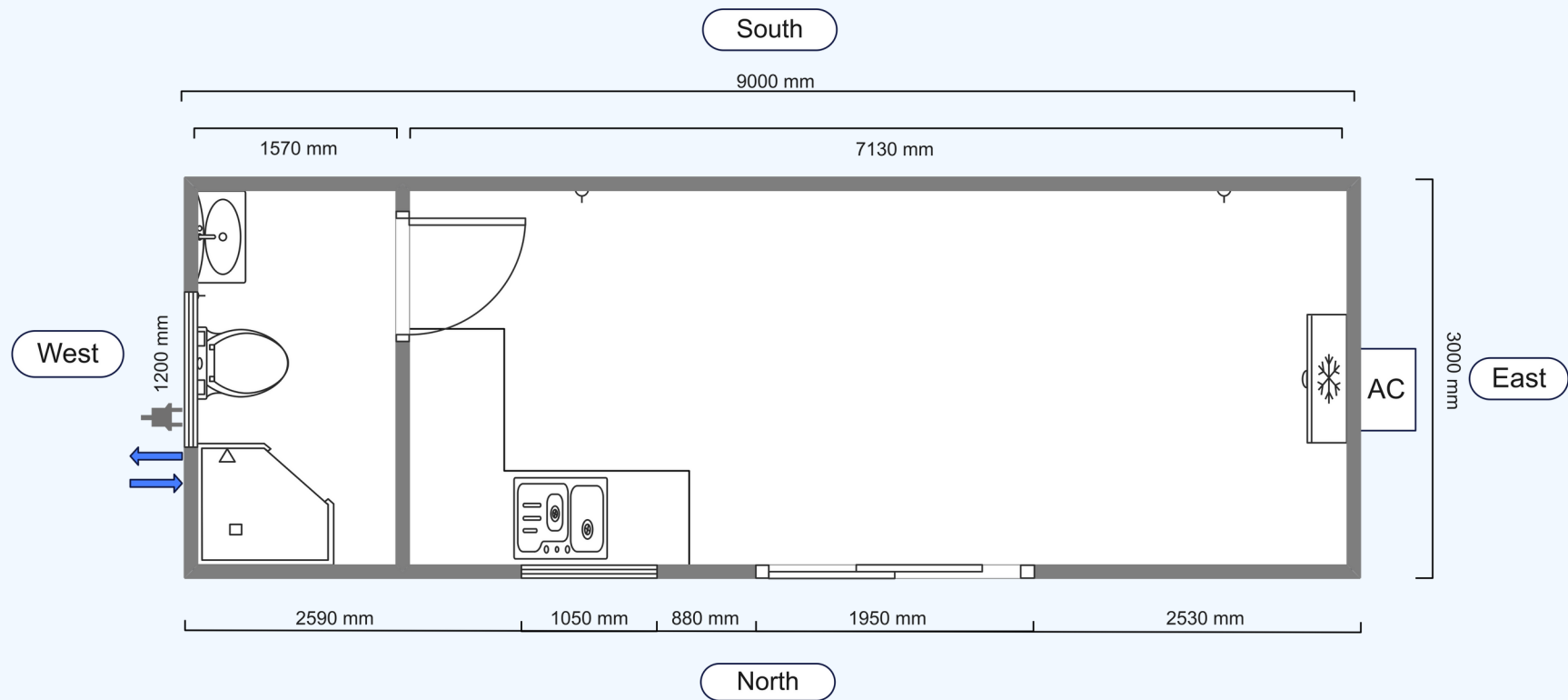
9m x 3m Portable Building



- From \$11,850
- 9m x 3m Portable Building
- Fully customisable
- Unit number #1541
- 900 mm security door
- 3 LED Downlights
- R2 Insulation batts
- Gyprock internal lining, painted white
- 2.7kw kevinator box aircon
- 8mm Vinyl plank flooring
- 4 Double PowerPoints
- Colorbond cladding for the external cladding



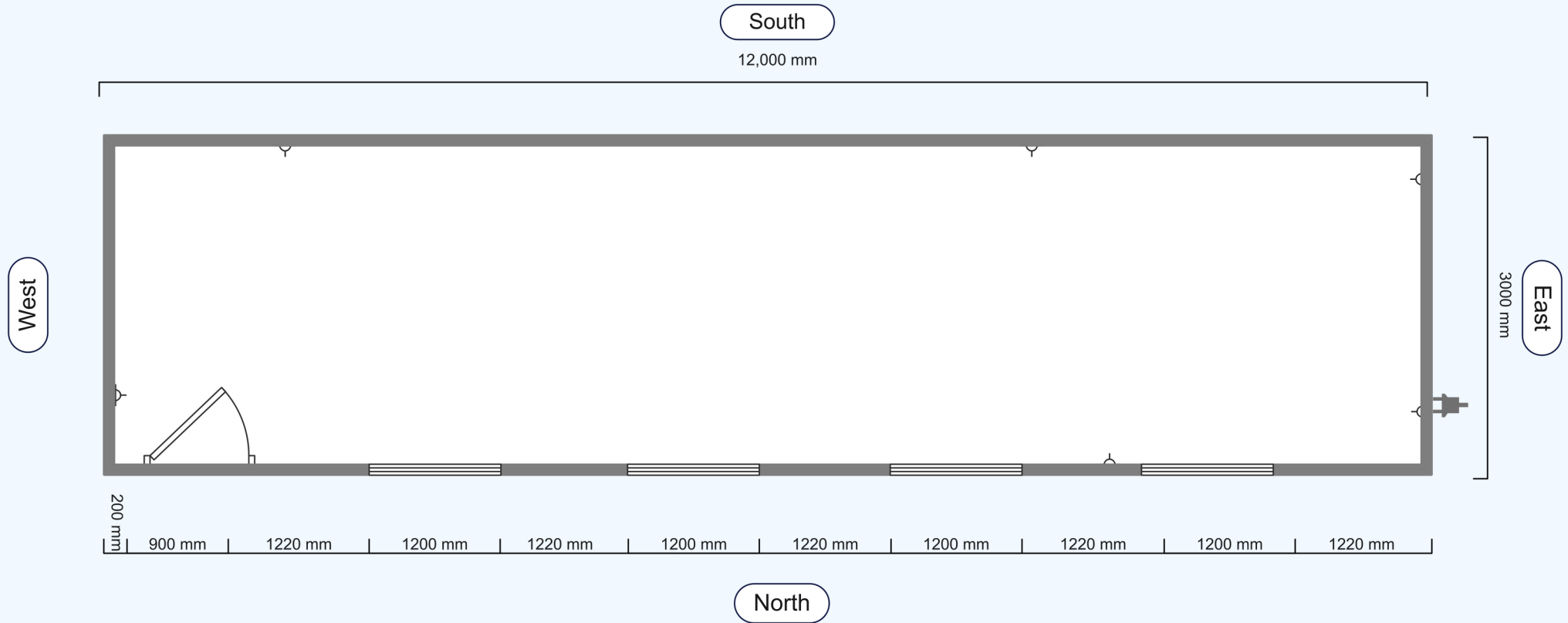
9m x 3m All in One Granny Flat



- From \$19,990
- 9m x 3m All in One Granny Flat
- Fully customisable
- Unit number 1152
- 1 Windows 1050 mm - 1050 mm
- 1950 mm Security door
- Aluminium mesh fly screens on all windows and sliding door
- 3 LED Downlights
- R2 Insulation batts
- Gyprock internal lining
- 2.5 KW Mistisbishi Split system air conditioner
- 8mm Vinyl plank flooring
- 5 Double PowerPoints
- Colorbond cladding for the external cladding.



12m x 3m Portable Building



- From \$17,890
- 12m x 3m Portable Building
- Fully customisable
- Unit number 1178
- 4 Windows 1200 mm - 1200 mm
- 900 mm Security door
- Aluminium mesh fly screens on all windows and sliding door
- 3 LED Downlights
- R2 Insulation batts
- Gyprock internal lining
- 2.7kw kevinator box aircon
- 8mm Vinyl plank flooring
- 5 Double PowerPoints
- Colorbond cladding for the external cladding.





Every unit we build is fully customizable, and we can create a design tailored to your exact needs.

We also have a range of high-quality pre-owned portable buildings available. If you don't see what you're looking for in this brochure, just reach out—we're here to help you find the perfect solution!

Sydney Modular Construction
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NSW 2199
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sydneymodular.com.au
ABN: 88 662 110 723

We also offer a range of quality used portable buildings, all backed by our warranty.

If you're after something that's not in this brochure, just let one of our team members know—we'll be happy to provide the details you need.

