

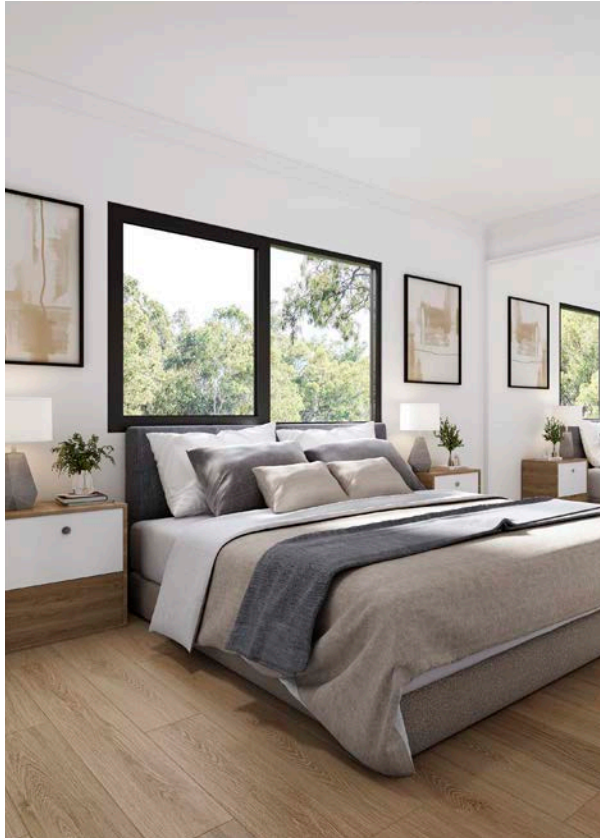


Modern  
sustainable living.



The future of  
home ownership:  
sustainable  
transportable pods.





## Designed with comfort and style in mind.

Precision, design and meticulous attention to detail are at the heart of everything we do, our homes boast high-end finishes that don't compromise on luxury or quality.

Our homes are built with sustainability and modern convenience in mind, featuring energy-efficient systems that ensure maximum comfort while reducing environmental impact.

# Why choose Simpod?



**Sustainable Living.** Our homes are designed to be completely off-grid, incorporating solar power and eco-friendly materials to reduce your carbon footprint.



**Luxury Without Compromise.** Experience high-end finishes and modern conveniences while embracing a sustainable lifestyle.



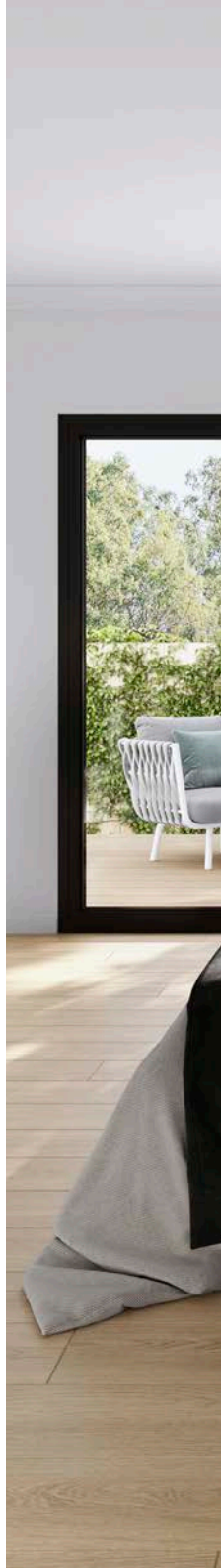
**Customisable Solutions.** Whether you need a one, two, three or four-bedroom home, our in-house team can customise your space to meet your needs.



**Hassle-Free Setup.** With transport and setup options available, we make transitioning to your new home as smooth as possible.



**Flexible Financing Options** (*Coming Soon*). We're working on offering a range of tailored financing solutions to make sustainable and luxurious living even more accessible.







# One Bedroom

1  | 1 

Living

Kitchen

Dining

1 Bed

1 Bath

Deck (*optional*)

5.4x2.4m

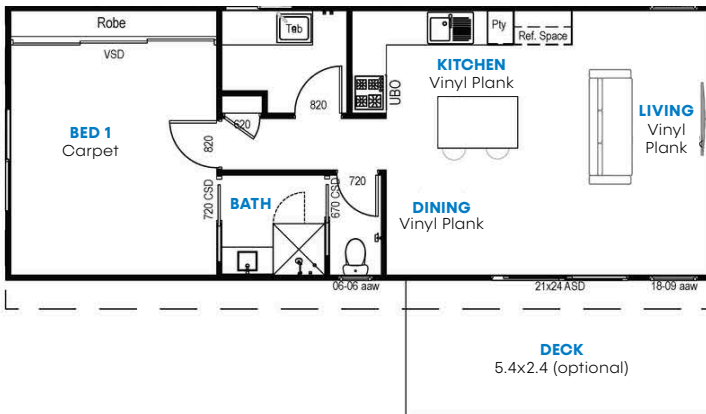
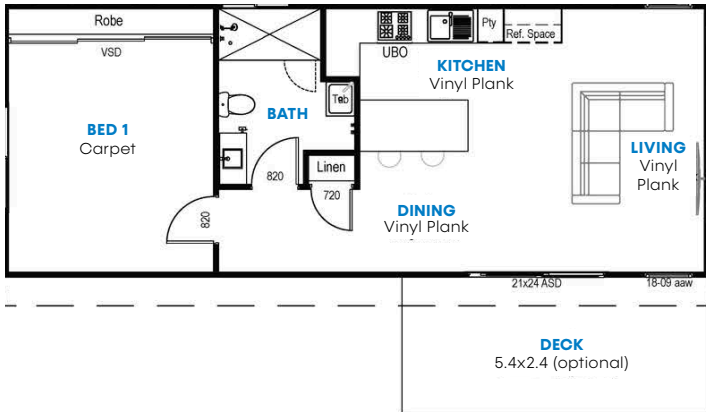
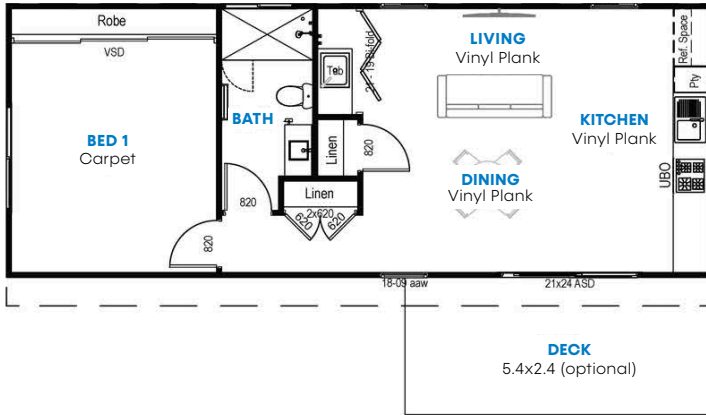
**House width**

**4.8m**

**House length**

**12.4m**





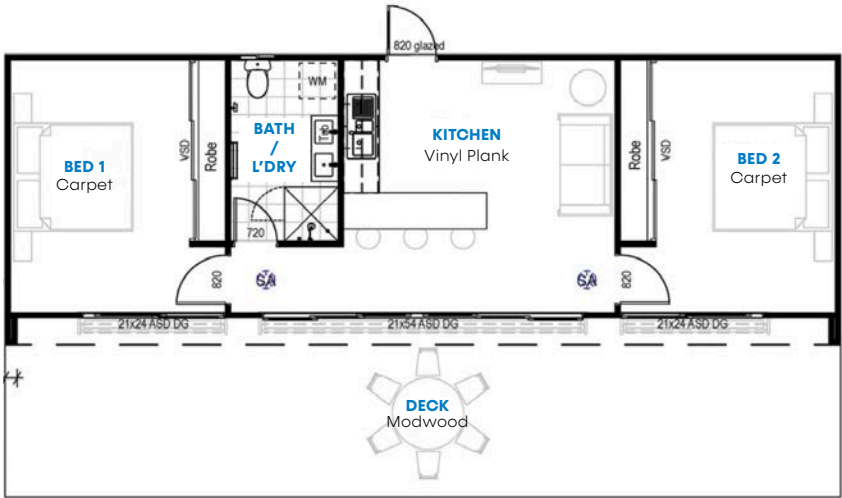
# Two Bedroom

2 🛏 | 1 🚿

- Living
- Kitchen
- Dining
- 2 Bed
- 1 Bath
- Deck



House width	4.85m
House length	14m



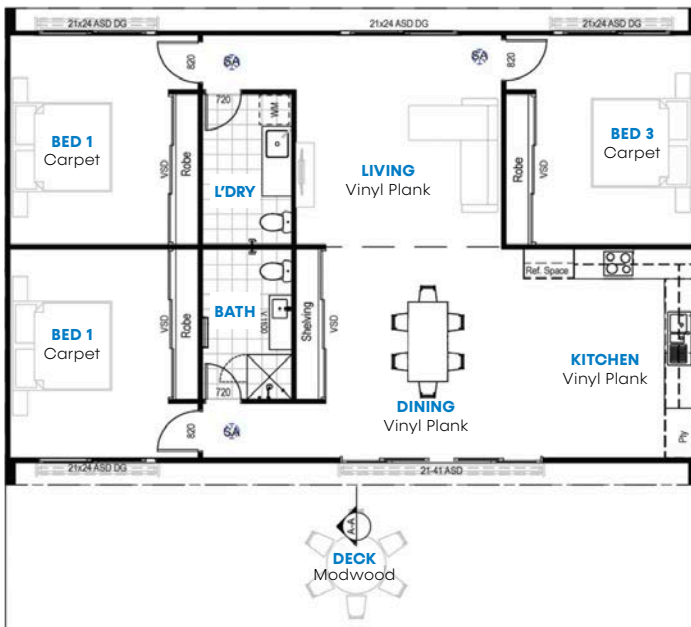
# Three Bedroom

3  | 1 

Living  
Kitchen  
Dining  
3 Bed  
1 Bath  
Deck



**House width** 9.6m  
**House length** 14m



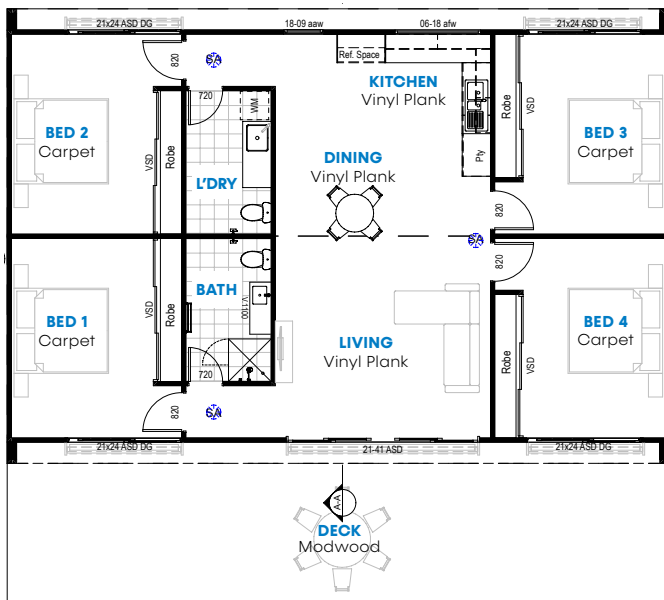
## Four Bedroom

4  | 1 

Living  
Kitchen  
Dining  
4 Bed  
1 Bath  
Deck

**House width**                      **9.6m**

**House length**                      **14m**







# Specifications

## SITE AND FOOTINGS

- Allowance: Dig and pour 600mm x 600mm and 600mm deep footing with concrete

## STRUCTURE

- Base: 100mm x 50mm x 3mm RHS galvanized joist. Founded on 200 UB 18.2 bearer
- Flooring: 18mm particleboard tongue and groove
- Wall Framing: 90x35 MGP 10 termite treated pine
- Roof Trusses: Prefabricated gable roof trusses MGP 10 termite treated pine, 15-degree pitch
- Wall System: Ventilated cavity wall system
- Compliance: BAL 12.5 requirements

## INSULATION

- Wall Wrap: Proclima wall wrap membrane system
- Flooring: Foil board insulation to underside
- Walls: R 2.5 earth wool insulation
- Ceiling: R 4 earth wool insulation
- Roof: Anticon roof blanket to underside of roof iron

## EXTERNAL CLADDING

- Weatherboards: 18mm James Hardie Linea Fibre cement
- Roof: Colorbond corrugated iron, fascia, and spouting
- Decks: 2 x merbau decks (2m x 4.5m)

## KITCHEN

- Bench Top: 33mm Laminex
- Doors: Laminex
- Appliances: 600mm electric or gas cooking appliance package
- Sink: Stainless steel
- Provisions: Space for dishwasher and fridge



## BATHROOM

- Waterproofing: Licensed waterproofing to bathroom area
- Shower: Full tiled base, Enclosed frame screen with door
- Tap-ware: Mixer tap
- Vanity: Cabinetmaker vanity with Laminex and top basin
- Toilet: White rimless back to wall toilet
- Tiles:
  - Floor: 600 x 300 mm, including shower base
  - Walls: 300 x 600 mm tile to 2100mm height, 150mm skirt tile elsewhere Floor: 600 x 300 mm, including shower base Walls: 300 x 600 mm tile to 2100mm height, 150mm skirt tile elsewhere
- Provisions: Space for washing machine

## EXCLUSIONS

- Design elements not applicable to all sites (pools, garage, carport, driveway)
- Town planning application and submission, authority fees, and charges
- Land feature and contour survey
- Site preparation including demolition, levelling of site
- Cranage, depending on your block location
- Transport, depending on your site location
- Septic sewage system, including permits
- Third-party consultants (e.g., civil engineers, waste management, bushfire)
- Building permit and council-related documents



## CONTACT US

Contact the team today to discover the endless possibilities of Simpod Sustainable Living.

*Please note: The images used in this leaflet are for illustrative purposes only. The Simpod features, specifications and sizes may vary. For more detailed product information, please visit [simpod.com.au](https://simpod.com.au)*



**P:** 03 5871 2807  
**E:** [info@simpod.com.au](mailto:info@simpod.com.au)  
**W:** [simpod.com.au](https://simpod.com.au)

30 Dillon Street,  
Cobram  
VIC 3644