

Scandinavian inspired luxury custom homes

www.headlandbuild.com.au/scandi

About Headland Building Woolgoolga

Headland Building is a **family owned and operated construction business** established by Simon and Amanda Chaseling, in the coastal NSW town of Woolgoolga in 2009.

Across the Coffs Coast, Clarence, Nambucca and Bellingen districts, Headland Building has completed hundreds of unique homes, with a focus on workmanship and attentiveness to the needs and taste of individual clients.

Our team offers a comprehensive design and build service, employing dedicated full time local staff and tradespeople, and working with quality local architects to provide a seamless and enjoyable experience for our customers. Each new homes is custom designed and taylorred to individual client's site, taste and needs, with a focus on quality, livability and energy efficiency.

Our company incorporates our distinguished cabinet making facility - Artisan Kitchen & Bathroom Joinery (www.artisancoffsharbour.com), winner of multiple architectural awards for excellence and creativity in bespoke joinery and architectural fit outs, including Housing Industry Australia Kitchen of the year winner in 2023 and 2024.

Headland Building is proud to partner with Scandi Homes to offer an extensive and premium range of Scandinavian inspired, solid timber homes, secondary dwellings and studio's.



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(02) 5626 5790 / info@headlandbuild.com.au

Step by step Building process

Headland Building offers a stress free design & construction process

Headland Building Woolgoolga offers a comprehensive design, council approval and construction service, providing a smooth experience through every stage of the process. We can also assist with planning and subdivision approvals, and all other aspects of construction, including waste water management (septic systems), solar systems, landscaping and driveways.

We have extensive experience building on steep sites, rural and semi rural acreage, and all residential sites. We also specialize in secondary dwelling (Granny Flat) approvals and construction, offering clear and informed advice and a streamlined process to gain council approvals.

The typical time frame from contract to completion generally ranges between 8 - 10 months, depending on site conditions.

Indicative schedule:

- Initial consultation and site inspection
- Preliminary plans & estimation
- Comprehensive quote and contract
- Architectural plans and council approvals
- Site preparation and home construction
- Landscaping and handover of completed home





Features

Fully customisable family homes, perfect to suit any size and location.

- Flooded with natural light, incorporating large format, double glazed windows and doors
- Open-plan living and generous room size
- Fully customisable designs and floor plans
- Premium inclusions and options
- Superior energy efficiency and livability
- Slab on ground or raised subfloor, suitable for all sites and aspects
- Naturally insulated mass timber walls, creating a comfortable and healthy living space
- We handle council approvals, design and construction services and pricing
- Fixed price, all inclusive quote

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Inclusions

Prices are indicative only, for turn key (complete build), and are based on the following inclusions:

- Polished concrete or hybrid floors coverings (excluding tiled bathroom).
- Colorbond or fibre cement profiled external cladding (with exposed solid timber feature walls)
- Quality kitchen and cabinetry including manufactured stone benchtops.
- Quality range bathroom floor & wall tiles and fixtures.
- Combination of stained timber and painted internal walls and ceilings.
- Standard electrical & plumbing plans.
- Standard town power and water connection.
- 2,000L slimline water tank.
- Solid timber internal panel doors.
- Mitsubishi electric split system Air conditioning.
- Double glazed windows & external doors.
- Architectural plans for council and logement of the application.

Extra allowance should be made for;

- Custom designs
- Steep blocks (Pole construction)
- Bush fire (BAL) requirements
- Landscaping & driveways
- Site specific engineerings and council fees

Costing for all extras can be quoted and cater to all building types and inclusions.

Feel free to ask for our comprehensive inclusion and exclusion list.

SKOGSPIRE

Indicative Price from: \$542,400



2-6



1.5-3.5

113-203 m²

Skogspire ("skog" meaning forest, "spire" – growth or peak), our innovative Expandable Home Design is the perfect starting point for young families looking to own their dream home affordably. Skogspire is a flexible, growing home designed to evolve with your family's needs over time. The essence of this design revolves around simplicity, functionality, and the potential for future expansion, allowing for additional 'Future Mods' to be seamlessly integrated as your family and finances grow.





VIKENDELL



3



2.5



2



198 m²

Indicative Price: \$871,200

The Vikendell (“vike” meaning bay or cove, “dell”- a small valley) house design masterfully blends contemporary architecture with the warmth of a traditional home. This striking structure features a pitched roof and extensive use of natural wood alongside modern, sleek grey siding, creating a balanced, inviting exterior. High cathedral ceilings and large windows line one side of the home, ensuring ample natural light floods the interior spaces, enhancing the open, airy feel.





LUMIFROST



3



2.5



2

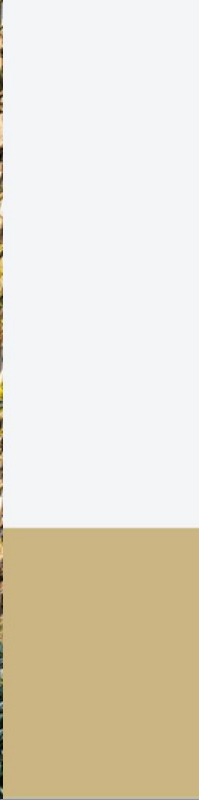


203 m²

Indicative Price: \$898,200

The Lumifrost ("lumi" meaning snow, "frost" meaning coolness) house design showcases an elegant blend of modern architecture with the warmth of natural timber. This stunning home features a distinctive symmetrical mirrored mono-pitched roofline that adds dynamic visual interest and a contemporary edge. The design includes high-pitched ceilings and expansive windows in the dining and living areas, ensuring that natural light permeates the interior spaces, accentuating the open and airy feel of the layout.





113-203 m²



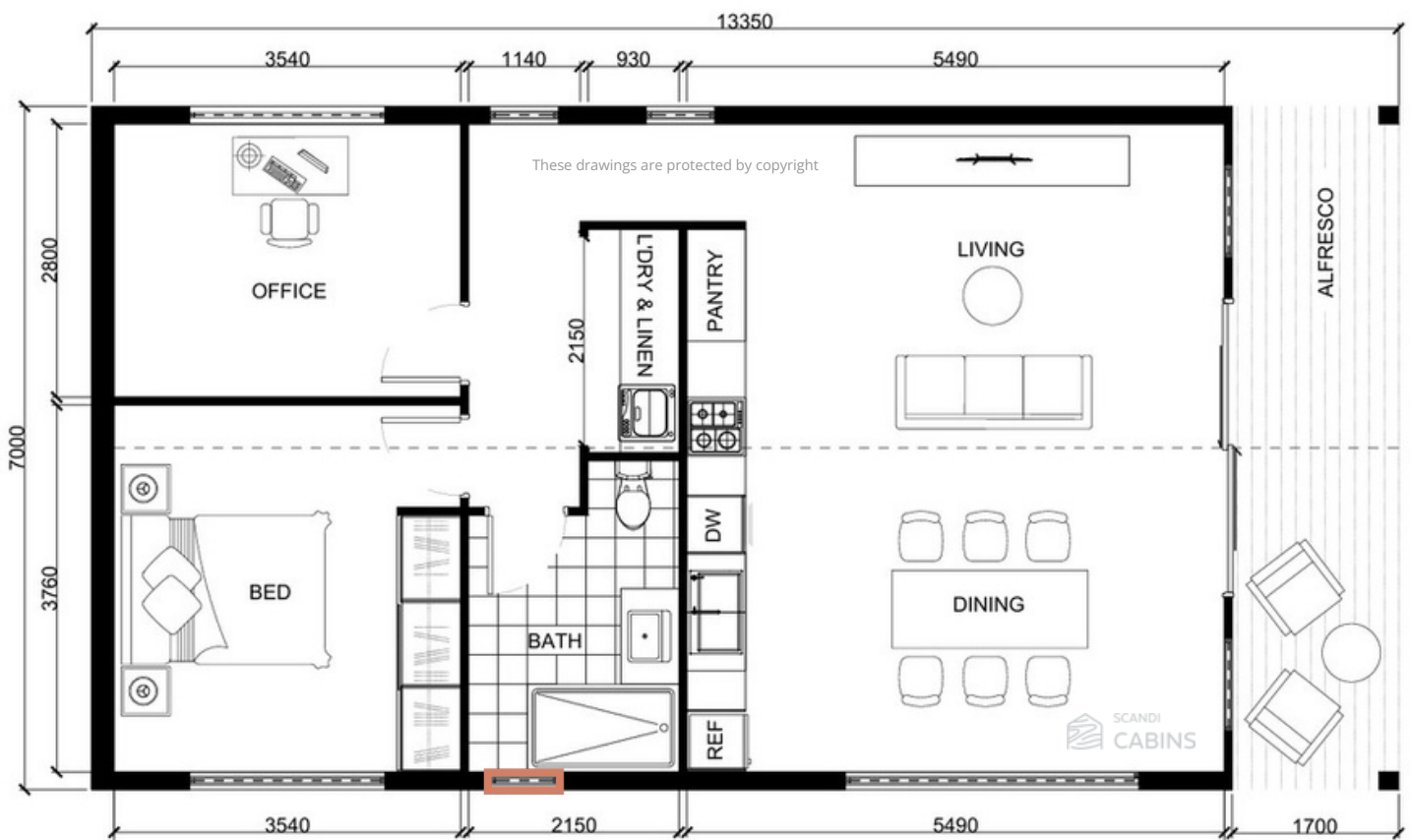
Nordica

Indicative Price:
\$334,900 - \$415,600

 2
  1
  69 - 94m²



The Nordica 2-bedroom granny flat is thoughtfully designed for modern living, featuring a seamless open-plan layout that integrates the living, dining, and kitchen areas for easy flow and functionality. With a spacious bedroom and bathroom, along with a dedicated laundry and storage room, it combines practicality with style. Its high cathedral ceilings and large windows enhance the sense of space and light, making the Nordica both a stylish and highly functional addition to any backyard. Available in 60m² plus verandah sizing for Urban secondary dwellings.



80 External and internal LGL wall thickness (mm) shown in this drawing

 External wall construction: 80mm LGL glulam mass timber walls plus ~120mm insulation and cladding if required

 Floor plan can be flipped, must be specified on order

 Customizable placement of windows marked red on the floor plan

Forestmist

Indicative Price: \$376,400

 2
  1
  91m²



The Forestmist 2-bedroom design is a modern and functional option, ideal for larger properties as a secondary dwelling or holiday accommodation for families or businesses. Its versatile layout allows the second bedroom to easily be transformed into a study, making it perfect for a couple who occasionally host family or friends overnight. With a low-set, wide-spanning design, it's suited for properties with ample space and scenic views. The simple shape and natural color scheme blend seamlessly with the surrounding landscape, making it an elegant and unobtrusive addition to any property. Available in 60m2 plus verandah sizing for Urban secondary dwellings.



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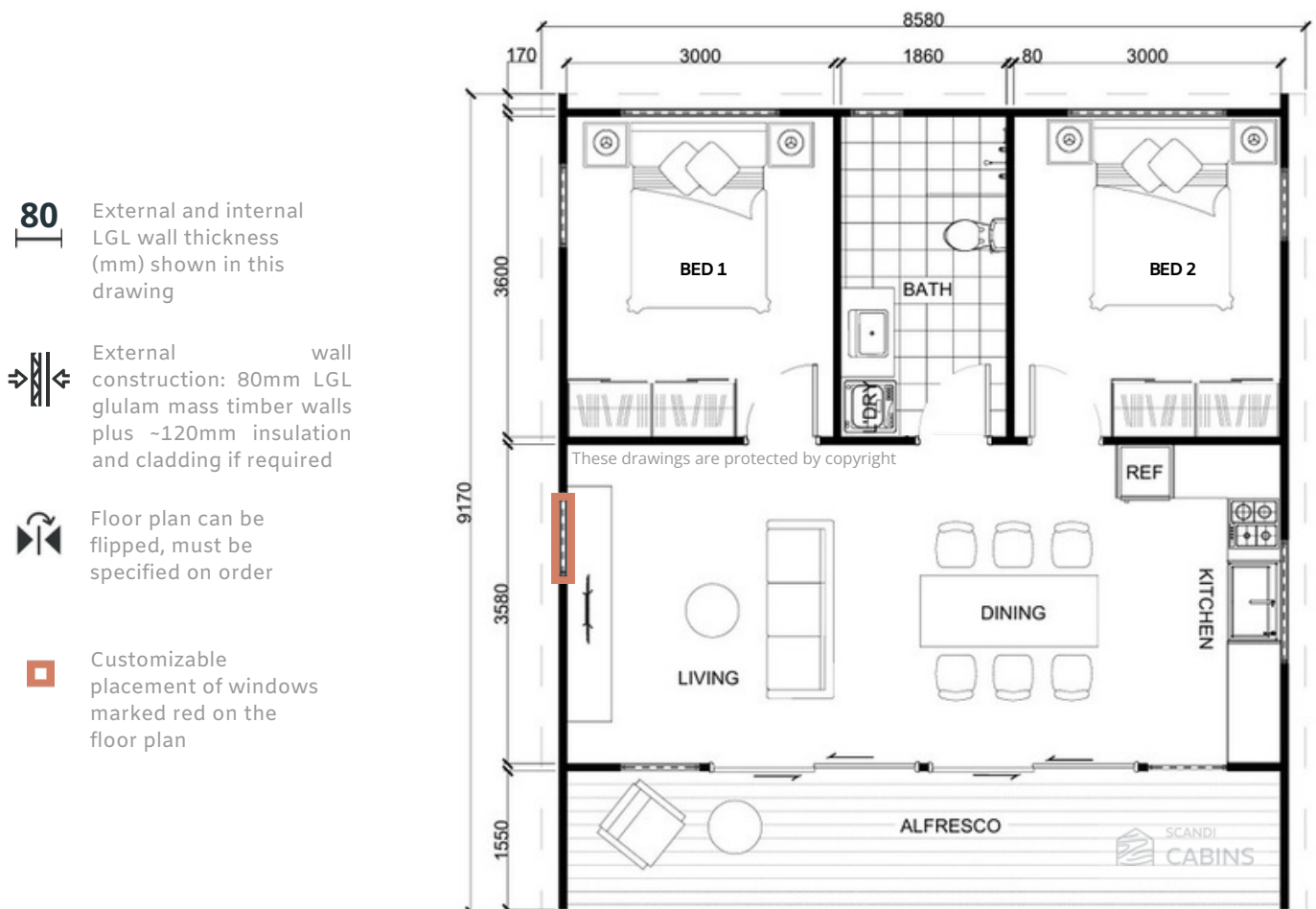
Visteca

Indicative Price: \$288,700

 2
  1
  72m²



The Visteca 2-bedroom design offers modern, sleek-style living and entertaining spaces, perfect for those seeking a contemporary home. With an abundance of windows, it is light and airy, seamlessly blending indoor and outdoor living. The two bedrooms are separated by a generously sized bathroom, ensuring privacy and comfort. Designed with excellent airflow throughout, the home also features a spacious and versatile front veranda, ideal for relaxing or entertaining outdoors. Available in 60m² plus verandah sizing for Urban secondary dwellings.



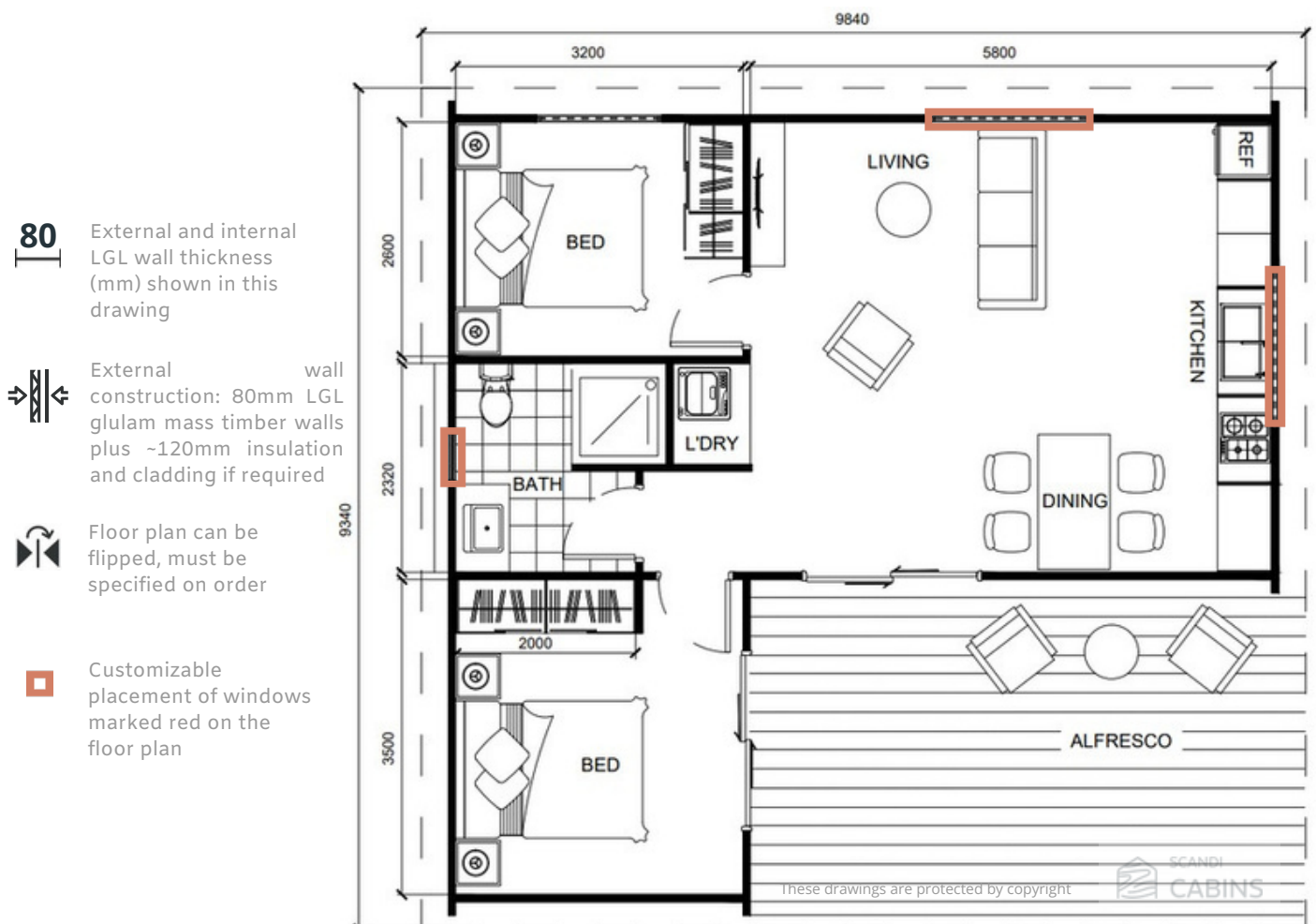
Skystera

Indicative Price: \$332,200

 2
  1
  81m²



The Skystera 2-bedroom design is the ultimate accommodation for adult children, aging parents, or generating a solid rental return, featuring ultra-high ceilings for a spacious, airy feel. This thoughtful design includes two generously sized bedrooms separated by a large bathroom and an open-plan living, dining, and kitchen area that brings in plenty of natural light through expansive windows. One bedroom opens onto the veranda, perfect for starting the day with a peaceful morning coffee. Available in 60m² plus verandah sizing for Urban secondary dwellings.



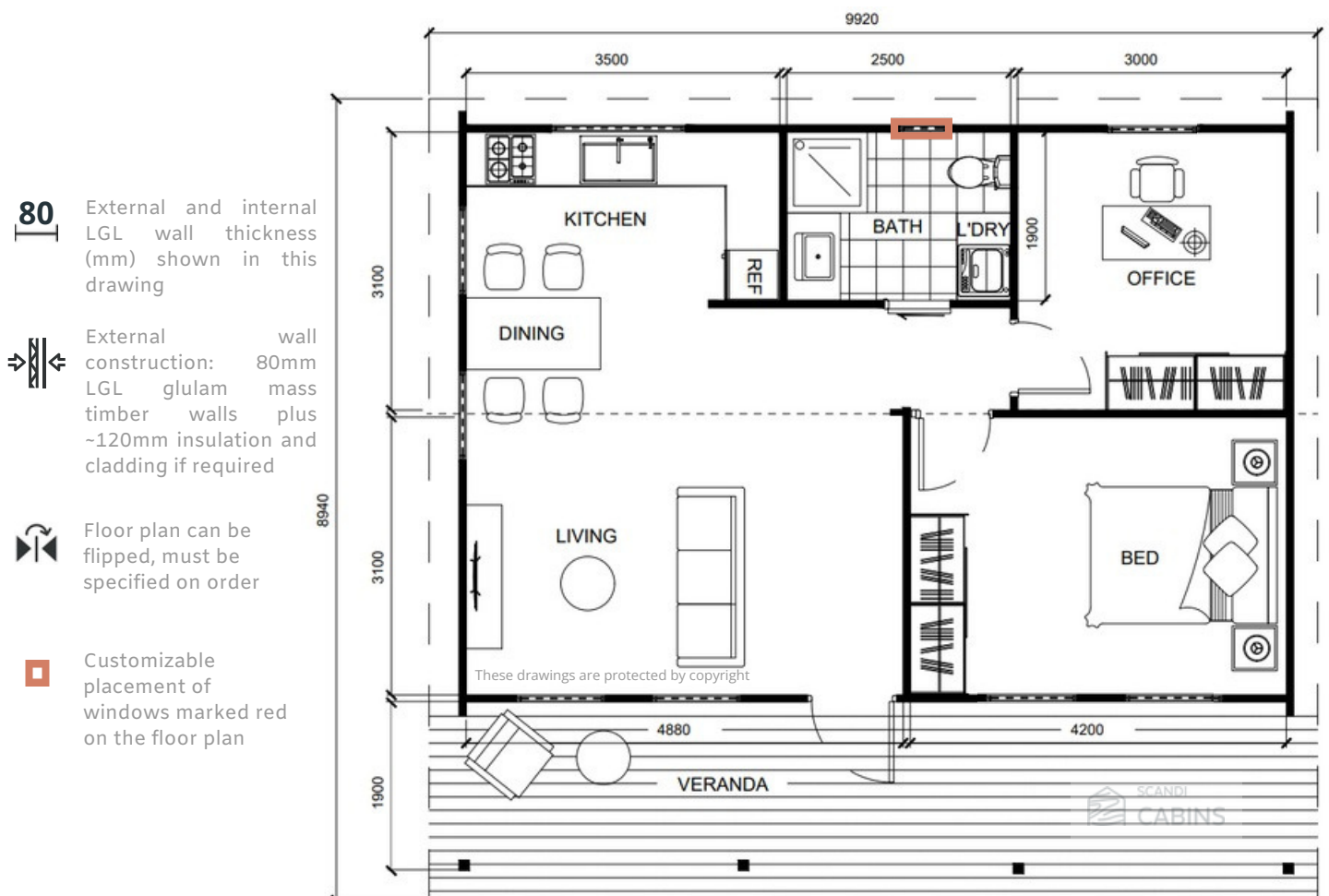
Borealis

Indicative Price: \$318,200

2 1 $\uparrow$ m² 78m²



The Borealis 2-bedroom design, with its classic English cottage charm, perfectly suits homes with a weatherboard style, one of the most common architectural styles in Australia. Its high-pitched ceilings and exposed beams create an airy and spacious feel, while the open-plan living, dining, and kitchen area, with abundant windows, seamlessly connects the indoors with the outdoors. The option to wrap decking around the sides further enhances outdoor living, making it an ideal addition to your home. Available in 60m² plus verandah sizing for Urban secondary dwellings.



Norsken

Indicative Price: \$351,900

 1-2
  1
  76m²



The Norsken 1-bedroom design offers a unique blend of style and functionality with its extremely high ceilings and ample windows, creating a bright and airy atmosphere. Featuring an open-plan living, dining, and kitchen area, it provides a seamless flow of space. The design also includes a spacious bedroom and bathroom, a dedicated laundry room, and the added bonus of extra storage in the loft, making it a practical yet stylish choice for modern living. Available in 60m² plus verandah sizing for Urban secondary dwellings.





Features

We also offer smaller homes and studios; perfect for secondary dwellings, guest accommodation, backyard studios and additional living spaces.

- Customisable sizes, layouts and designs
- Premium quality internal fit out
- High ceilings
- Built on slab or raised subfloor
- Naturally insulated mass timber walls
- Double-glazed windows and doors
- Superior energy efficiency and livability
- All inclusive turn key pricing

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Fjordine

Indicative Price: \$242,700

 1
  1
  56m²



The Fjordine design is perfect for singles or a couple seeking stylish, modern living. Its open-plan living, dining, and kitchen areas flow seamlessly onto a covered veranda, ideal for outdoor entertaining. With a spacious bedroom, a dedicated laundry and storage room, and excellent airflow throughout, the Fjordine offers comfort and functionality in a sleek, contemporary layout.



80

External and internal LGL wall thickness (mm) shown in this drawing



External wall construction: 80mm LGL glulam mass timber walls plus ~120mm insulation and cladding if required



Floor plan can be flipped, must be specified on order



Customizable placement of windows marked red on the floor plan

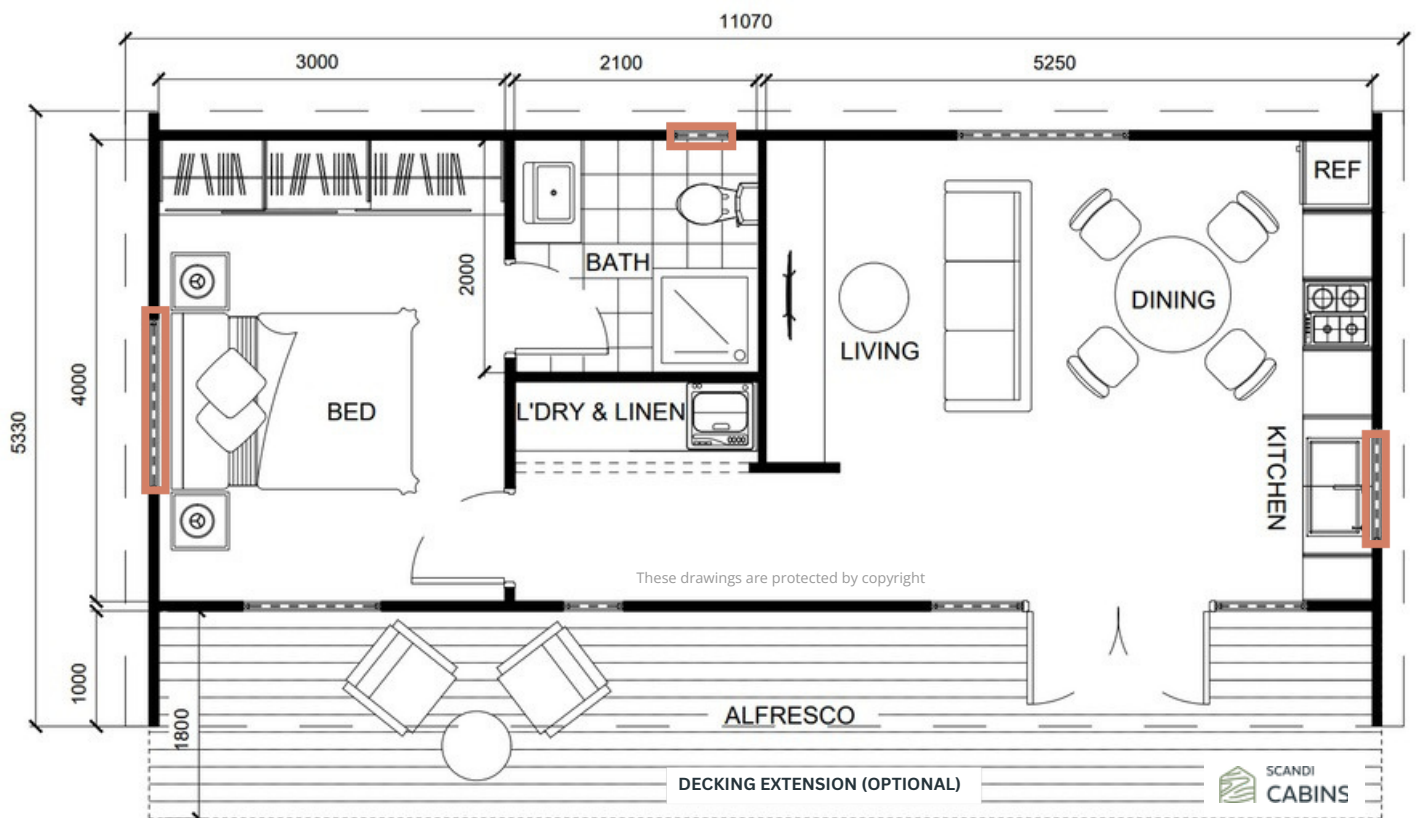
Mistica

Indicative Price: \$241,800

 1
  1
  55m²



The Mistica 1-bedroom design is a modern and stylish solution for narrow blocks or limited backyard space. With an open-plan living, dining, and kitchen area and ample windows, it creates a bright, spacious feel. This design also features a dedicated laundry room and a generously sized bedroom, making it both practical and comfortable for compact living without sacrificing style.



80

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Customizable placement of windows marked red on the floor plan

SCANDI CABINS

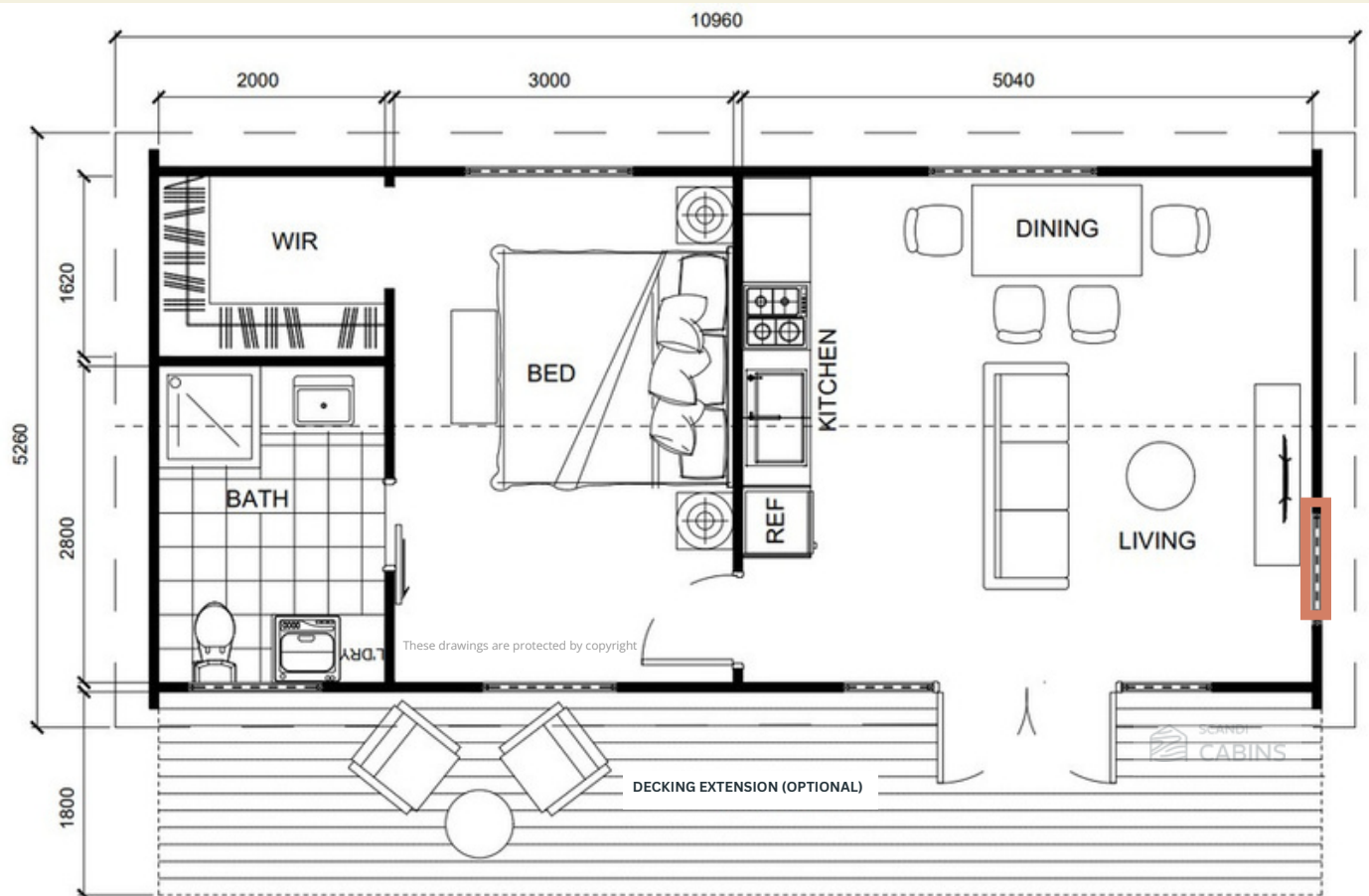
Greenford

Indicative Price: \$228,400

 1
  1
  48m²



The Greenford 1-bedroom design, with its classic gable roof, is perfect for those seeking ample personal space. It boasts an ultra-large bedroom with a walk-in robe and a spacious bathroom. The open-plan living, dining, and kitchen area creates a welcoming and functional environment, making the Greenford an ideal choice for those who value both comfort and room to relax in style.



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Sprucescape

Indicative Price: \$186,500



30 m²



8.3m x 3.9m



1 bed



Sprucescape is a lifestyle-changing addition to any home. This 1-bedroom cabin is a practical and beautiful space ideal for stay-at-home children, a family home, a parent retreat, a teenage studio, or a guest house. Packed with superb features such as panoramic windows and double glazing on French doors and windows, this cabin is open, airy, and full of natural light.



80

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Floor plan can be flipped, must be specified on order



Customizable placement of windows marked red on the floor plan

SCANDI CABINS

Ecovista

Indicative Price: \$182,200



30m²



5.6m x 5.6m



1 bed



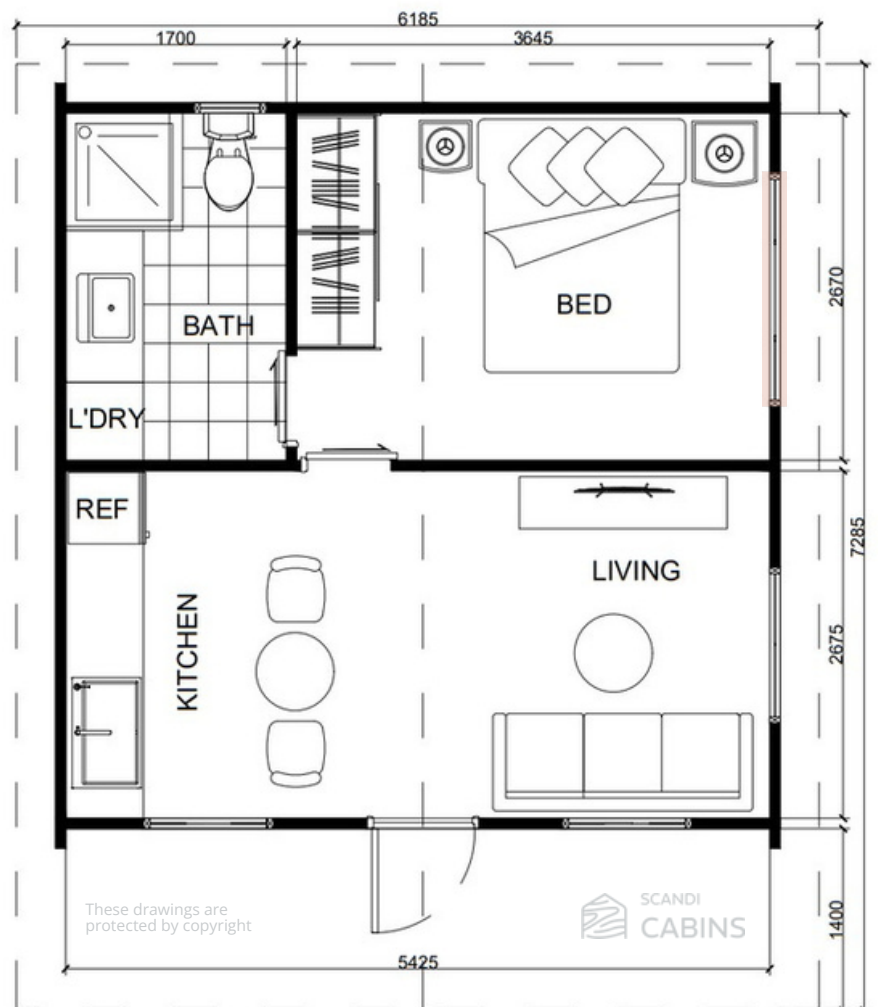
Classic style Ecovista is a 1-bedroom cabin featuring high ceilings and a covered front deck area to sit back and relax. This traditional-style cottage is a perfect solution for any backyard. Ecovista is ideal for a stay-at-home children family home, parents retreat, or an ultimate teenage studio. Or use Ecovista as your perfect getaway – close the door and enjoy the silence as the cabin features double glazing on doors and windows.

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 Customizable placement of windows marked red on the floor plan



Sprucera

Indicative Price: \$122,200



20m²



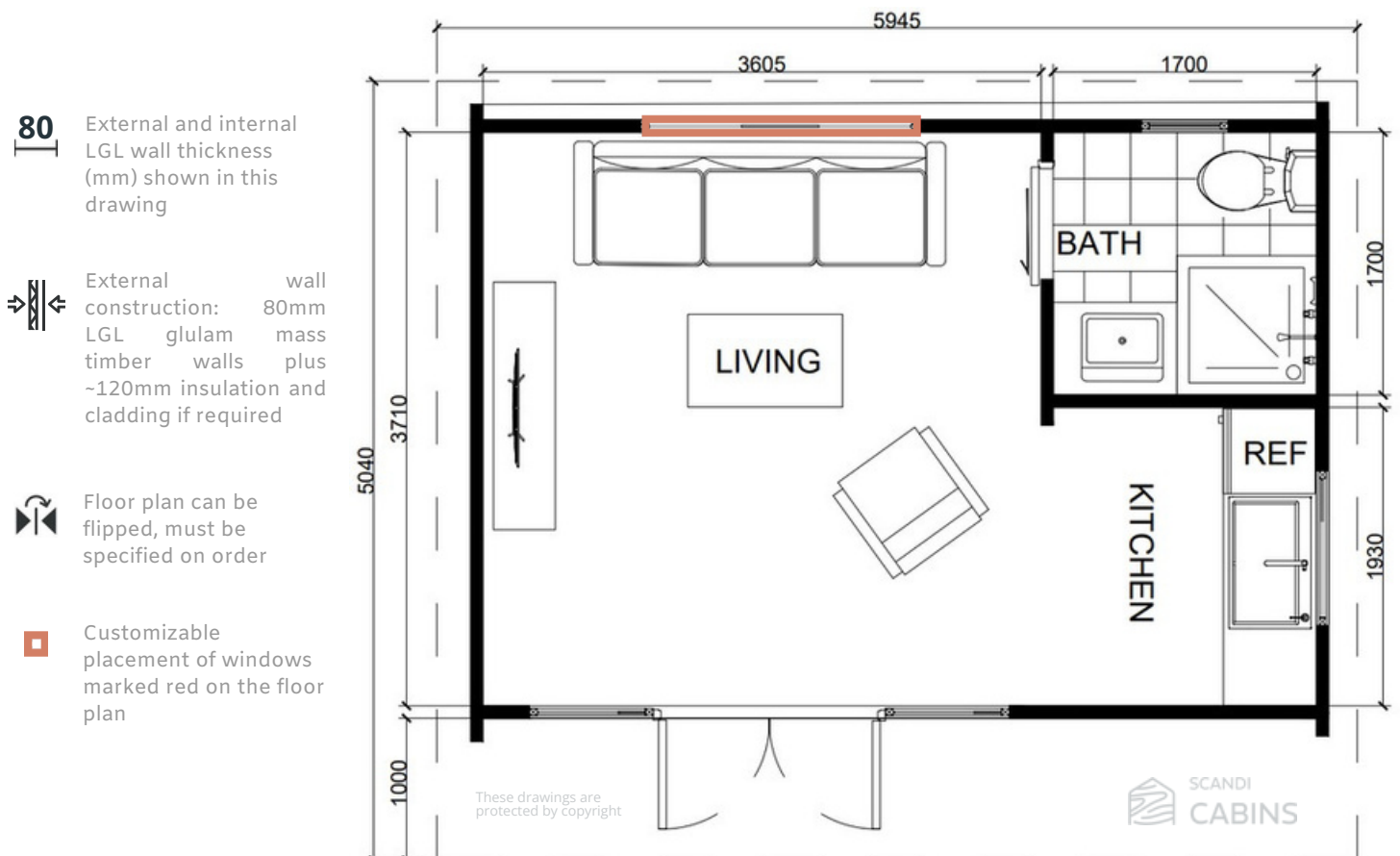
5.4m x 3.8m



studio



Elegant and functional, our most popular cabin, Sprucera, features a separate room inside that can be used as a bathroom or for storage. It serves as the ultimate teenage retreat, a home office, or the perfect space for sleepover guests. The cabin boasts panoramic French doors, German hardware, and double glazing in both doors and windows.



Breaze

Indicative Price: \$82,300



19m²



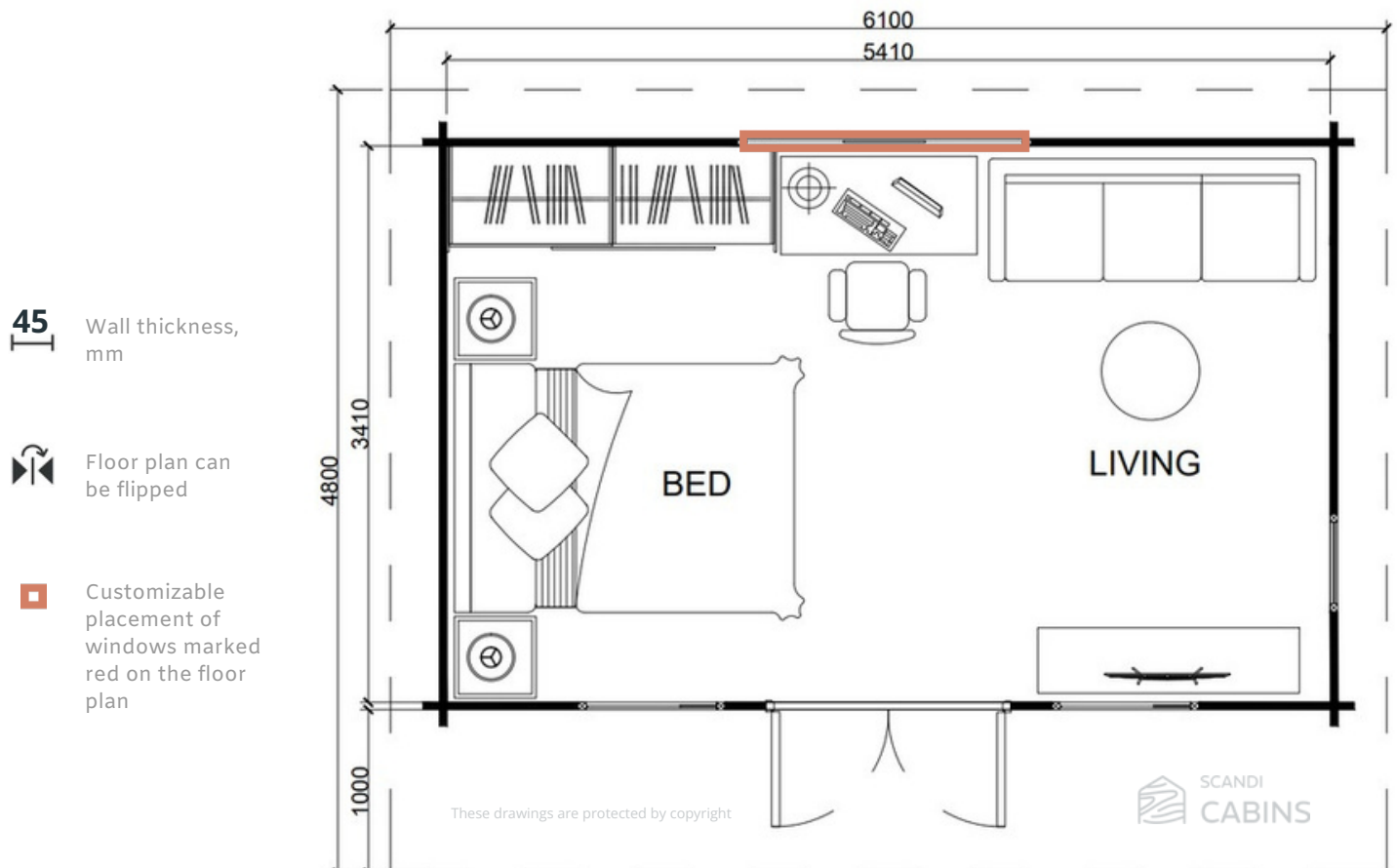
5.5m x 3.5m



1 room



The modern and light-filled Breaze cabin is the ultimate solution for enhancing your lifestyle. Equipped with top-performing double-glazed, full-length timber windows, it floods the space with natural light, making a striking statement in your backyard. The Breaze is perfect for a variety of uses, from a relaxing retreat or a pool house to a teenage retreat, home office, or study room. It's a smart way to add extra space to your property.



Foresta

Indicative Price: \$78,200



18m²



4.8m x 3.8m



1 room

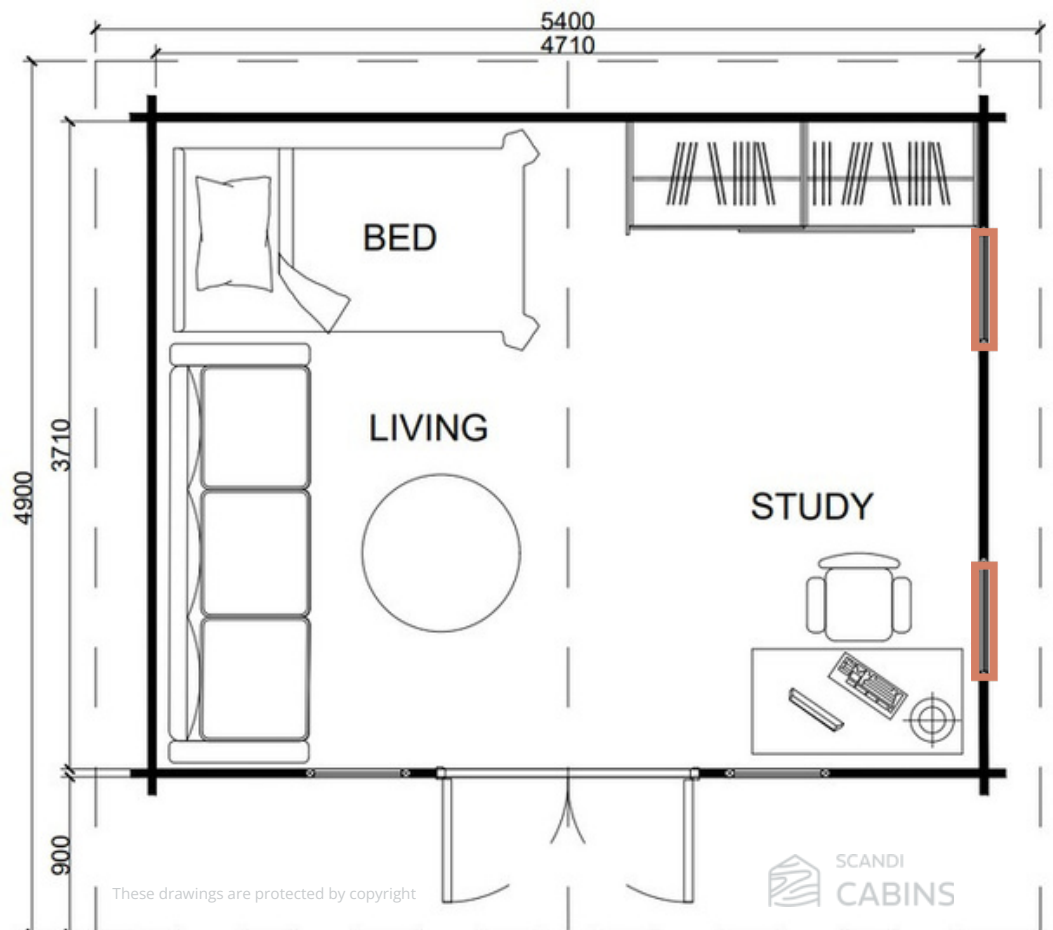


The elegantly classic Foresta cabin offers a spacious single-room design accentuated by panoramic doors and abundant windows, making it an ideal light and airy backyard addition. Whether setting up a sophisticated home office, accommodating guests, creating a teenage retreat, or establishing an inspiring art studio, this cabin blends functionality with the beauty of your outdoor surroundings.

45 Wall thickness, mm

 Floor plan can be flipped

 Customizable placement of windows marked red on the floor plan



Bjorn

Indicative Price: \$42,600



10m²



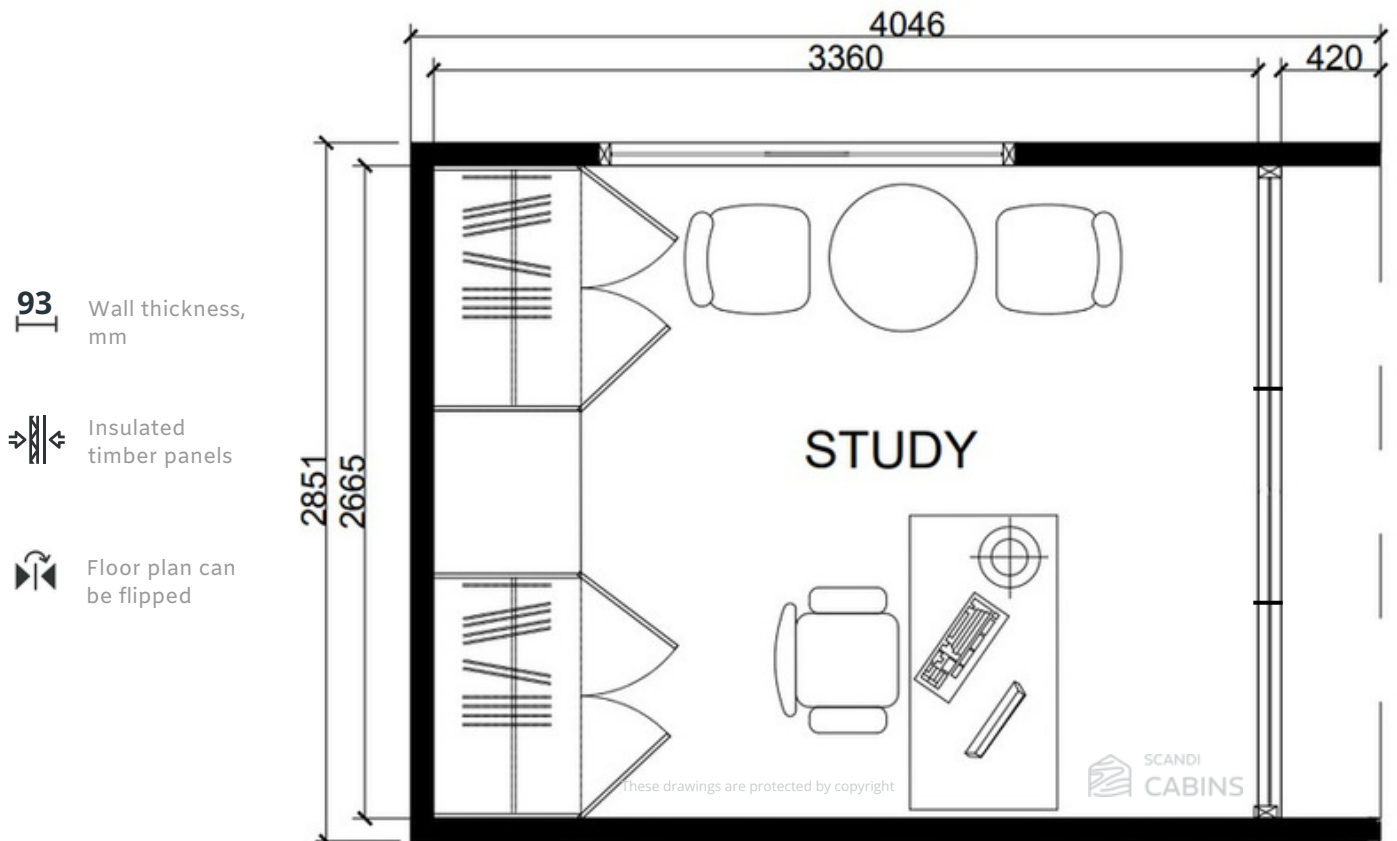
3.5m x 2.85m



1 room



The sleek, modern Bjorn cabin, ideal for a home office or relaxation, hobbies, or as a playful learning space for kids, features an entire wall made of sliding glass doors. This stunning design not only floods the interior with natural light but also provides an unobstructed view of your surroundings, effortlessly connecting you with the outdoors. Its clean, linear style ensures it will seamlessly complement your garden, enhancing the overall ambience.



Foss

Indicative Price: \$42,600



10m²



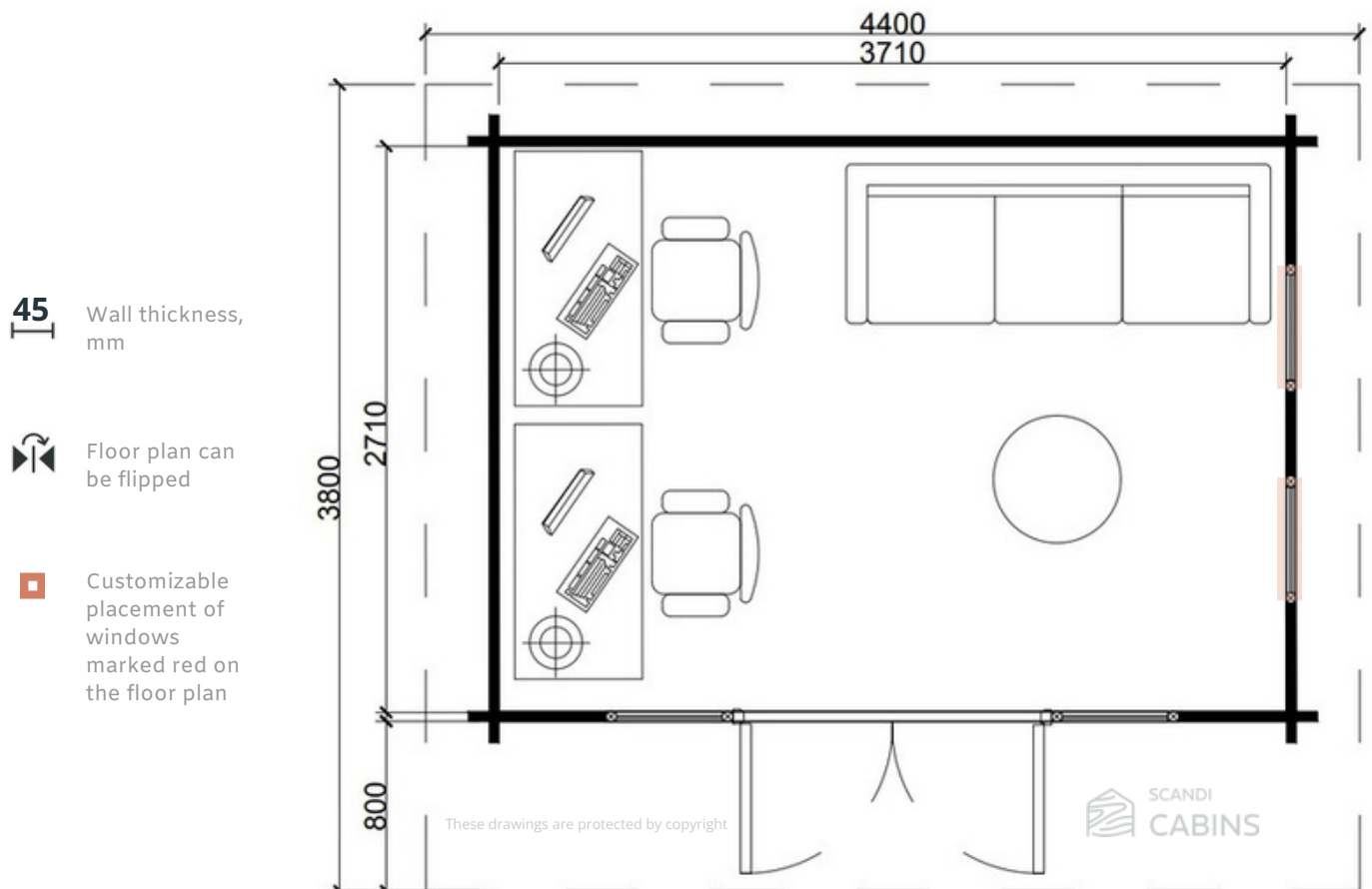
3.8m x 2.8m



1 room



Open and airy, the classic-style Foss cabin features panoramic windows and doors, making it ideal for a quality home office, pool house, or recreational space. This timber studio fits effortlessly into your backyard, providing additional space that seamlessly connects the main house with the outdoors.



About Scandi Group

Established in 2011 by Remi Buika and Lina Urbona, Scandi Homes is a distinguished line of sustainable home solutions under the Scandi Group umbrella, dedicated to crafting spaces that blend contemporary design with eco-friendly efficiency. For over a decade, Scandi Group has been at the forefront of supplying pre-cut, load-bearing building components made from mass timber (LGL) to select builders in Australia and New Zealand. Their commitment is to develop homes that are not only sustainable but also built with precision and speed.

With a focus on energy efficiency, sustainability and beautiful design, Scandi Homes incorporate renewably sourced plantation timber, German-made double-glazed UPVC windows and a range of premium-quality hardware components to deliver unique, premium-quality Scandinavian-inspired homes.

Each Scandi Home design is fully customisable, and the Scandi Home system of mass timber framing can be adapted to any architecturally designed home, making it an excellent and unique resource for architects and home owners. Achieving an up to 9.8 energy star rating in its standard format and being constructed of renewably sourced and sustainable materials, Scandi Homes are without equal for comfort and liveability.

Scandi Homes is proud to partner with Headland Building, a premium Mid North Coast builder, to deliver the exciting range of Scandi Homes and Cabins across the Nambucca, Bellingen, Coffs Coast and Clarence regions.





WINNER 2023
HIA Northern NSW



WINNER 2024
HIA Northern NSW



MEMBER