



COMPACT HOMES

UNDER 60M²



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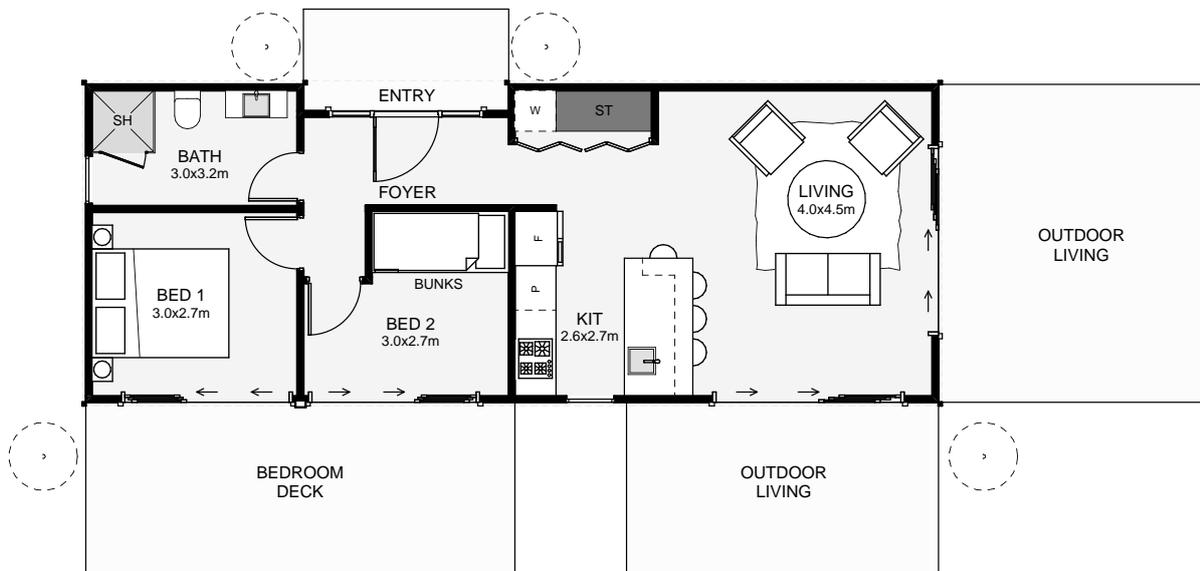
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NEW LEAF BUILDERS



This super versatile two-bedroom home has open-plan living, architectural styling and vertical cedar cladding for a stunning, modern finish. Not only that, but this home is transportable and can be shipped to your location. The extensive entry and foyer will give you a sense of grandeur, and the large glazing will ensure good views of your surroundings. There are also extensive deck options available to suit your site, a bathroom and laundry. This tiny home is stylish with livable features to create a comfortable and architectural abode.



Floor Area: 57m²

0 cars, 2 beds, 1 bath, 1 sofa, 12.5m length, 4.7m width

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NEW LEAF BUILDERS



This tiny home offers a unique architectural design with three bedrooms, a separate laundry, and the option to connect to a carport/garage. It also features an outdoor cover, open-plan living, a good-sized bathroom, and metal tray and shiplap timber cladding. This build is perfect for those looking for a modern, stylish small home with all the amenities of modern life.



Floor Area: 59m²

0 cars, 3 beds, 1 bath, 1 sofa, 11.1m length, 6.2m width

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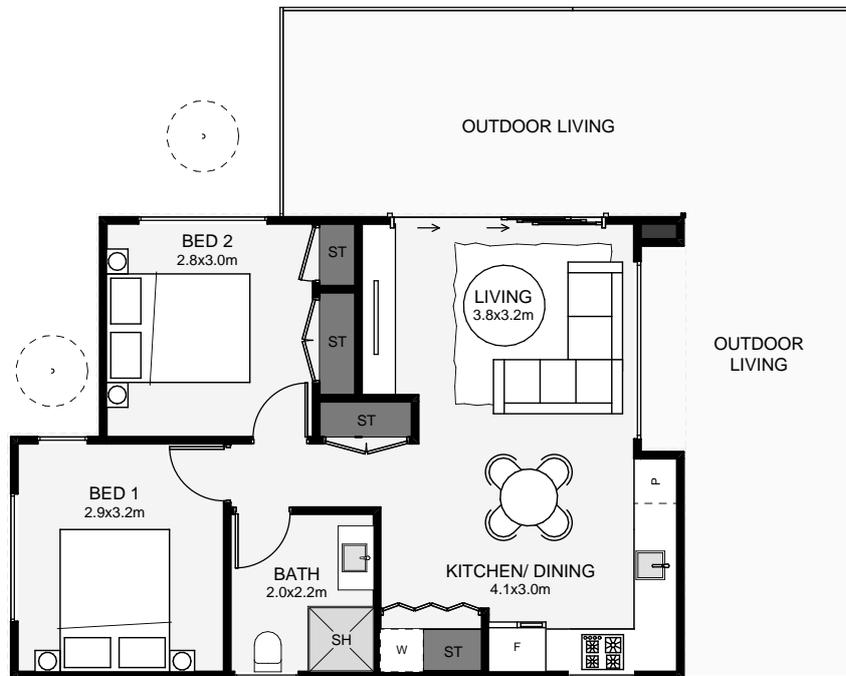
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NEW LEAF BUILDERS



This tiny architectural home is the perfect home. With its gable roof and large gable window in the living room, natural sunlight pours in, filling the interior with a warm, inviting ambience. The open kitchen and dining area provide plenty of room for entertaining. There are two bedrooms, a bathroom, and lots of storage. The living room has a custom-pitched ceiling, and the exterior is finished with metal tray and cedar cladding. It includes a small laundry room for convenience. This tiny home is a perfect blend of style and comfort!



Floor Area: 55m²



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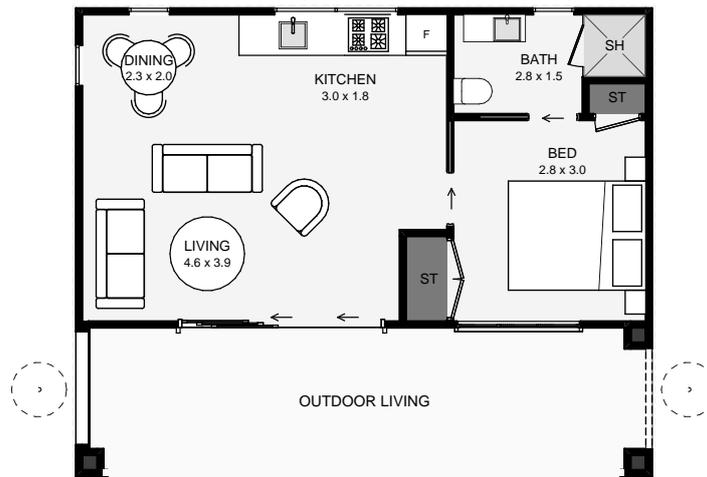
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NEW LEAF BUILDERS



Indulge with our soft coastal style granny flat, featuring vertical timber and white grooved panels. This charming design includes one bedroom, a stylish bathroom, a functional kitchen, and open-plan living and dining areas. The large covered deck provides an inviting outdoor space, perfect for relaxing and entertaining, making this granny flat an ideal blend of style and comfort.



Floor Area: 40m²



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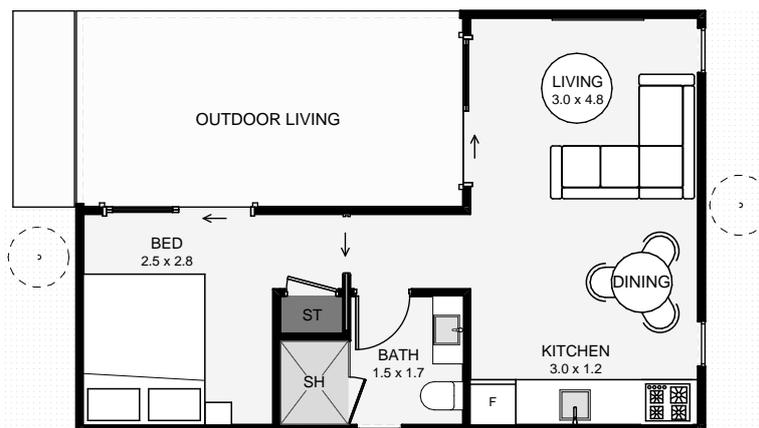
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Experience the perfect blend of modern design and functionality with our L-Shape granny flat, featuring elegant plaster and vertical cedar cladding. This single-bedroom retreat offers a fully equipped kitchen, cozy living area, and a sleek bathroom. The overhang across the deck provides sheltered outdoor living, making this granny flat a stylish and practical addition to your property.



Floor Area: 33m²

0 cars, 1 bed, 1 bath, 1 sofa, 8.3m length, 5.6m width

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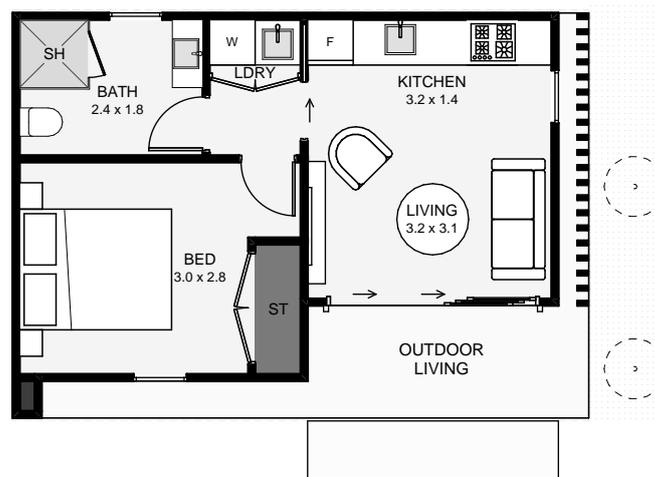
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NEW LEAF BUILDERS



Discover contemporary elegance with our modern mono pitch roof granny flat, featuring cedar cladding and vertical grooved panels with a refined paint finish. Inside, you'll find a well-designed space with one bedroom, a stylish bathroom, a convenient laundry nook, and a functional kitchen and living area. This granny flat offers a perfect blend of style and practicality for modern living.



Floor Area: 32m²



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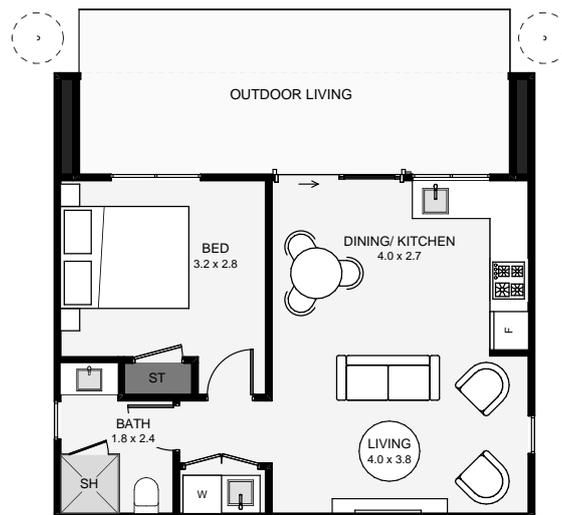
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Enjoy timeless elegance with our gable roof granny flat, featuring a metal roof and wall cladding with contrasting extrusions for a stylish covered outdoor living space. Inside, you'll find one bedroom, a bathroom, and an open-plan living, kitchen, and dining area. This granny flat combines classic design with modern functionality, making it a perfect addition to any property.



Floor Area: 42m²



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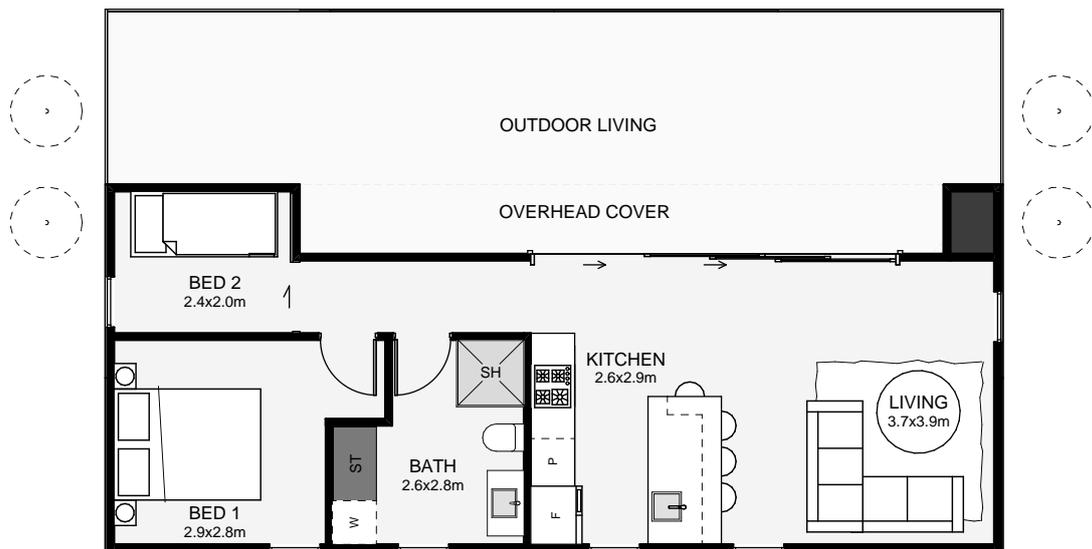
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Come and experience the sleek and modern design of this architectural masterpiece. Fitted with vertical cedar and fibre cement cladding, this tiny home is sure to turn heads. Inside, you'll find an open-concept kitchen with a large island breakfast bar, living space, two cosy bedrooms, a bathroom, and an outdoor covered area opening to a large deck, perfect for entertaining. Experience the future of modern living with this one-of-a-kind house plan.



Floor Area: 53m²

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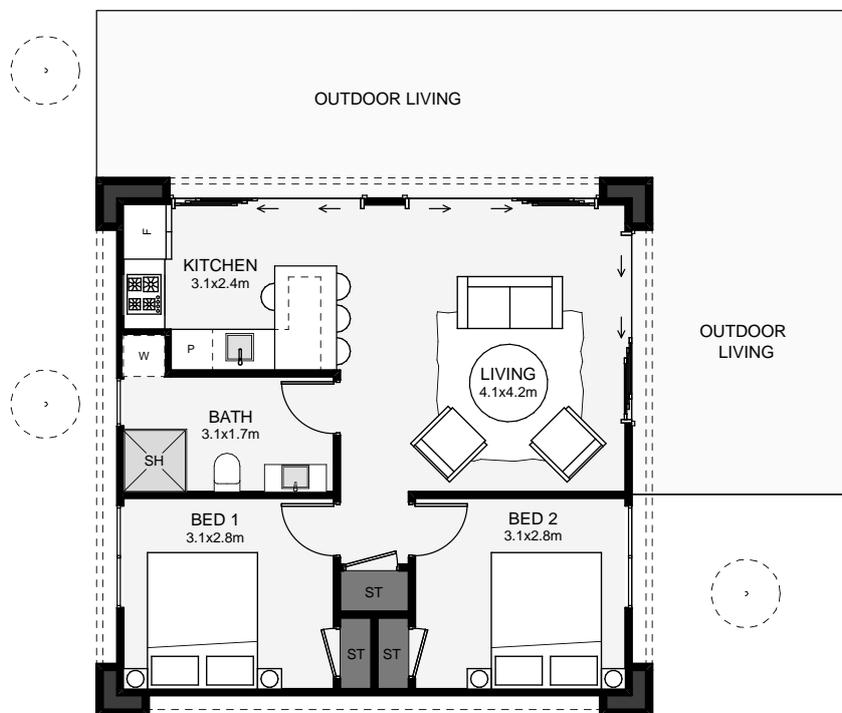
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**NEW LEAF
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This modern, square-shaped home is both transportable and architecturally stylish. Inside, there are two bedrooms, a stepped living area, and a kitchen with breakfast bar. The house is also designed with both morning and evening outdoor living in mind to make the most of the natural light. If you like small, modern and two bedrooms is enough, this is your chance to build it!



Floor Area: 56m²

0 cars, 2 beds, 1 bath, 1 sofa, 8.1m width, 7.9m depth

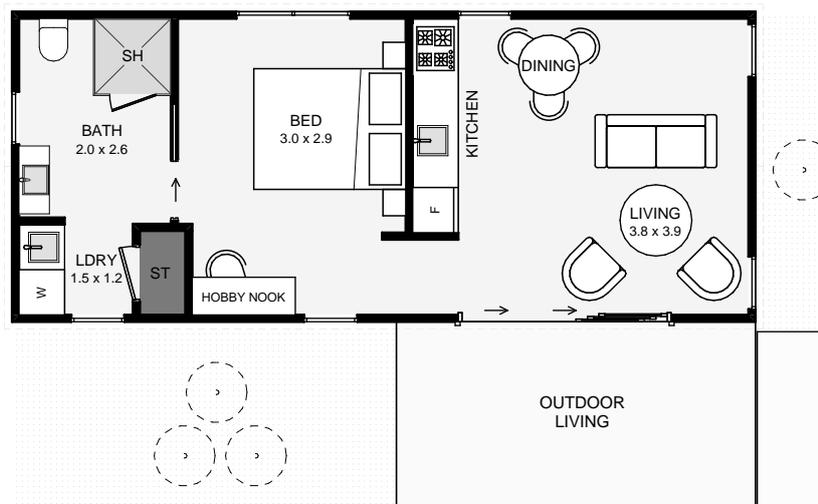
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NEW LEAF BUILDERS



Step into timeless charm with our classic gable roof granny flat, featuring vertical cladding with a pristine paint finish. This one-bedroom design includes an open-plan living, dining, and kitchen area, a bedroom with a study nook, a spacious bathroom with easy access, and a convenient laundry nook. The deck provides a perfect space for outdoor relaxation, making this granny flat a stylish and functional addition to your property.



Floor Area: 40m²

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  1
  9.8m
  4.1m

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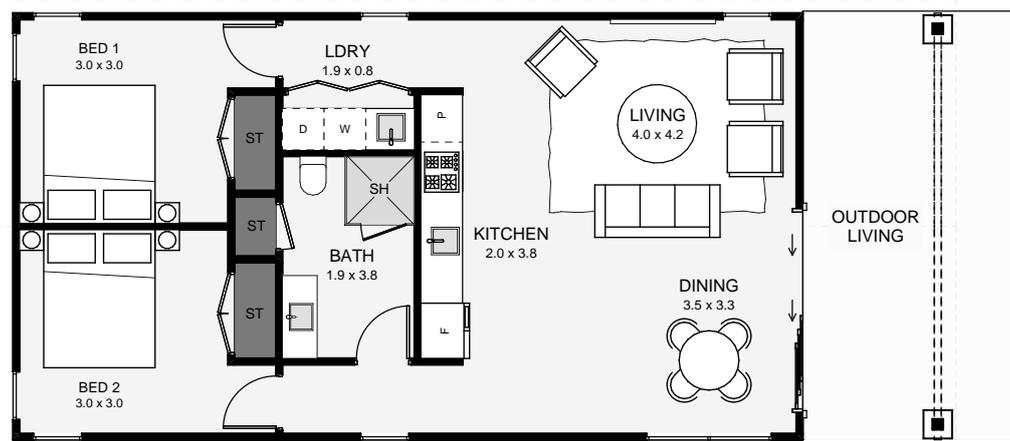
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NEW LEAF BUILDERS



A classic gable form with a welcoming covered front porch. Inside, it's laid out for ease—two generous bedrooms, central bathroom and laundry, and a full-size kitchen with open-plan living and dining. Everything flows outdoors, making it perfect for relaxed evenings on the patio.



Floor Area: 70m²

2 1 1 11.4m 6.2m

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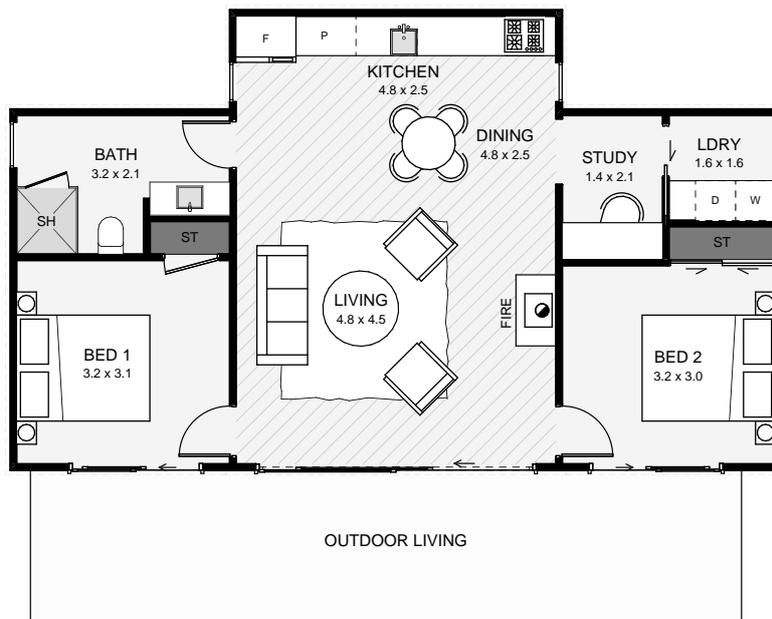
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NEW LEAF BUILDERS



Instant charm with that pitched gable roof and full-height windows. Inside, it's perfectly balanced—bedrooms tucked at each end for privacy, a raked-ceiling living space in the middle, and a quiet little study spot tucked away. Loads of light, great indoor-outdoor flow, and it looks sharp from every angle.



Floor Area: 70m²

2 bedrooms, 1 bathroom, 1 living area, 11.6m length, 7.0m width

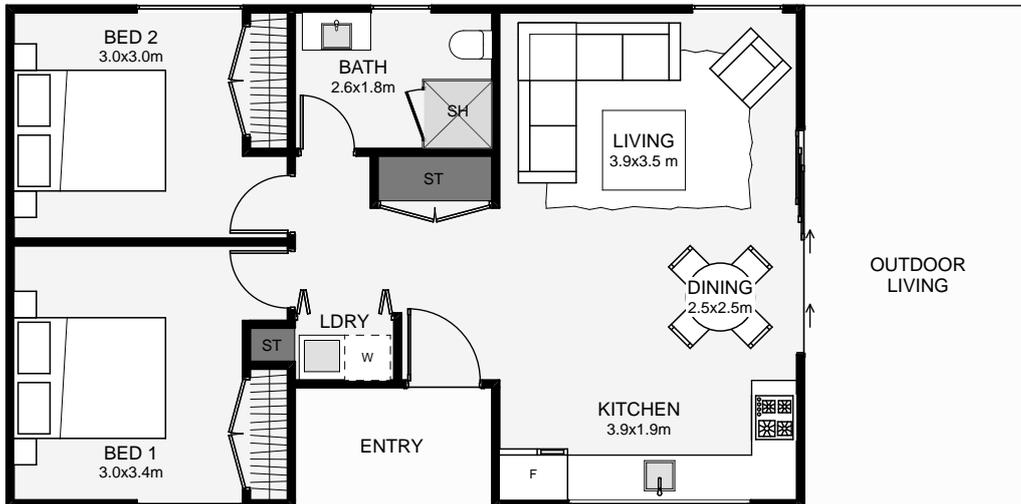
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NEW LEAF BUILDERS



This classic, gable dwelling will look sharp wherever you place it. Inside, the bedrooms and living nearly appear as separate wings. The bathroom, laundry and covered entry void make this happen. Simple and timeless are two words that describe this home well.



Floor Area: 67m²

0 cars, 2 beds, 2 bathrooms, 1 sofa, 10.5m length, 6.7m width

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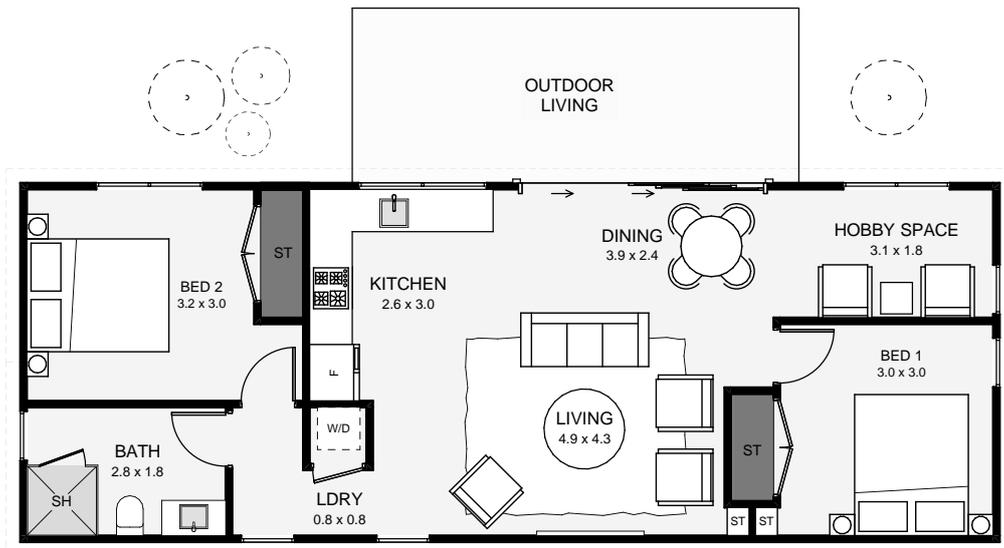
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NEW LEAF BUILDERS



Here's one with a twist—built-in hobby space for whatever you love to do. Think sewing, painting, or a home office without cutting into bedroom space. You've got two bedrooms, a roomy kitchen and lounge, and even 1.5 bathrooms for a bit more comfort. Clean lines, loads of natural light, and flexibility baked right in.



Floor Area: 70m²

🛏️ 2 🚿 1 🛋️ 1.5 📏 13.8m 📏 5.1m

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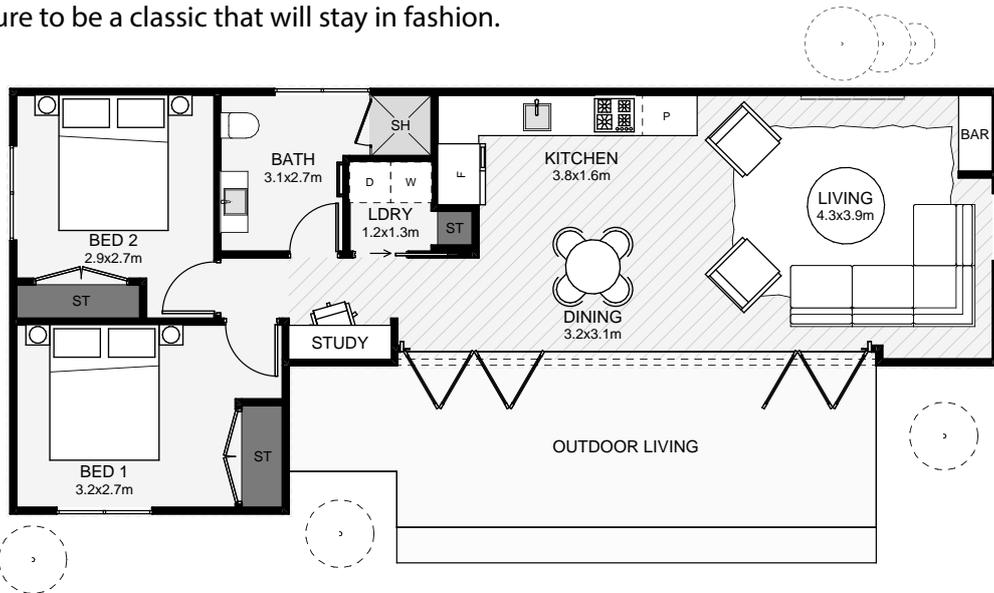
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This small, modern gable roof home is designed with style and functionality in mind. The 'L-shape' layout features two bedrooms and high ceilings, creating a bright and spacious feel. The light colour exterior is accented by stunning dark joinery, adding a touch of sophistication to the design. A study nook provides a quiet space to work, and a separate laundry room adds convenience. The living area features large bifold doors, providing a seamless connection to the outdoors, and an optional bar adds to the entertaining possibilities. With its mix of modern and traditional elements, this timeless design is sure to be a classic that will stay in fashion.



Floor Area: 67m²

0 cars, 2 beds, 1 bath, 1 sofa, 14.5m length, 6.3m width

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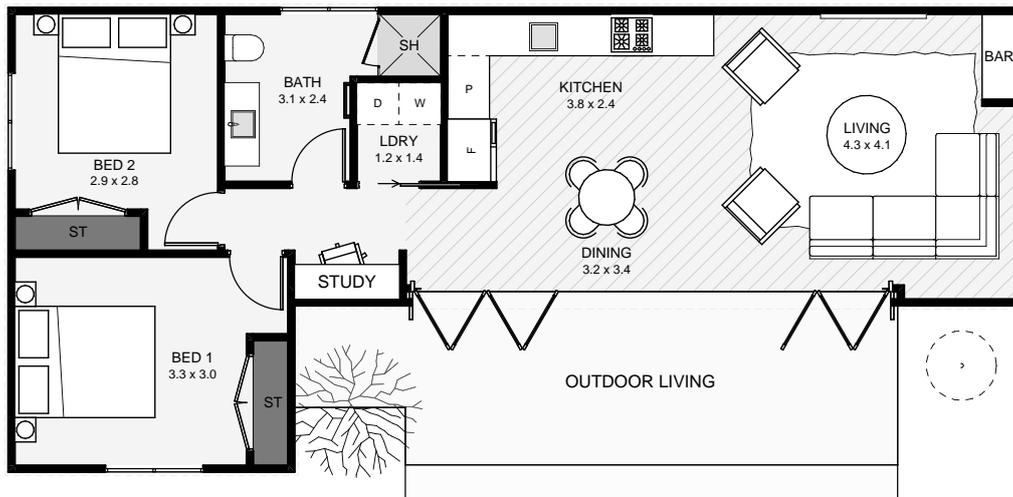
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Sharp, clean, and clever. This 70sqm dwelling is all about modern styling with a flat-roof form, stacked lines, and big sliders that open the living right up to the outdoors. Inside, you've got two bedrooms, a handy study nook, and open-plan living that keeps things flowing. It's compact but punches well above its size.



Floor Area: 70m²

 2  1  1  14.5m  6.7m

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NEW LEAF BUILDERS



Small and modern, this two-bedroom dwelling is a perfect mix of style and usable space. Inside, the open plan living, dining and kitchen help maximise usable space within such a small footprint. This small home is sure to maximise the land it sits on whether that's in the backyard or at the beach!



Floor Area: 62m²



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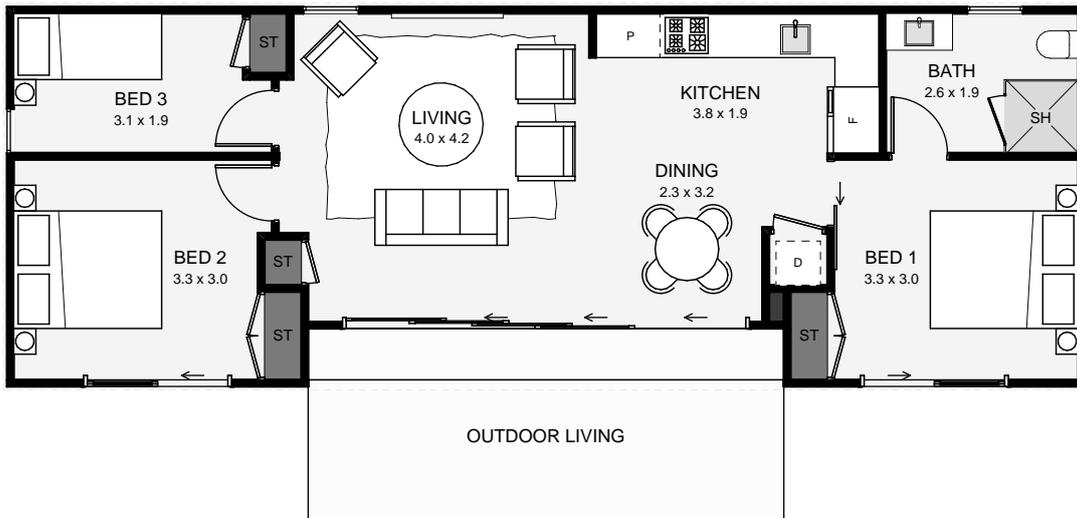
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NEW LEAF BUILDERS



Need three bedrooms but still want to keep it simple? This design nails it. A light-filled living zone runs along the centre with full-glass sliders opening out to the deck. Bedrooms are spaced for flexibility—ideal for a young family, guests, or even a work-from-home setup. Smart, no-fuss living.



Floor Area: 70m²

3 bedrooms 1 bathroom 1 sofa 14.6m x 5.2m

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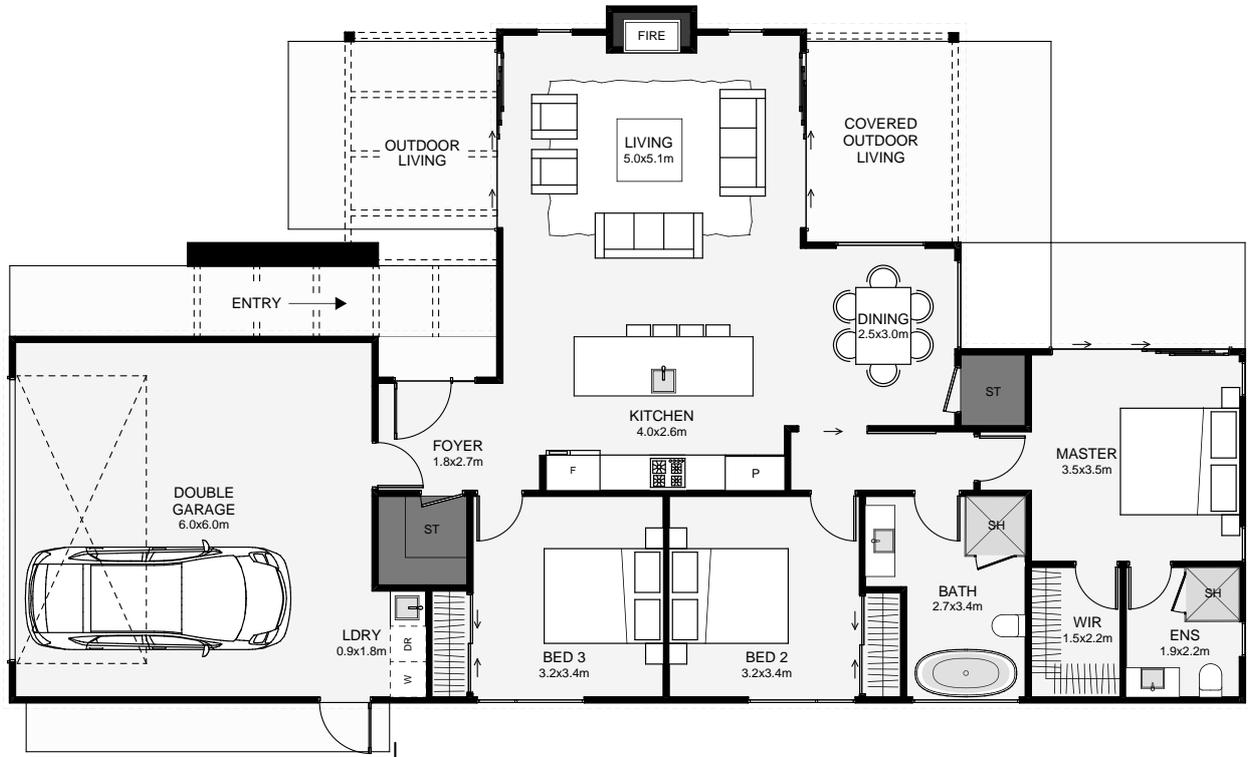
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The shape of this home maximises its outdoor living space. Inside, the living room extends out from the kitchen so both morning and afternoon sun can be enjoyed, also creating two outdoor living spaces. The dining is positioned in a cosy nook allowing for unique ceiling finishes. The master includes an ensuite and walk-in wardrobe; the bathroom can be quickly accessed with its position close to both bedrooms and the living. This home has a sophisticated elegance and charm!



Floor Area: 157m²

2 cars, 3 bedrooms, 2 bathrooms, 1 living area, 20.7m x 11.8m

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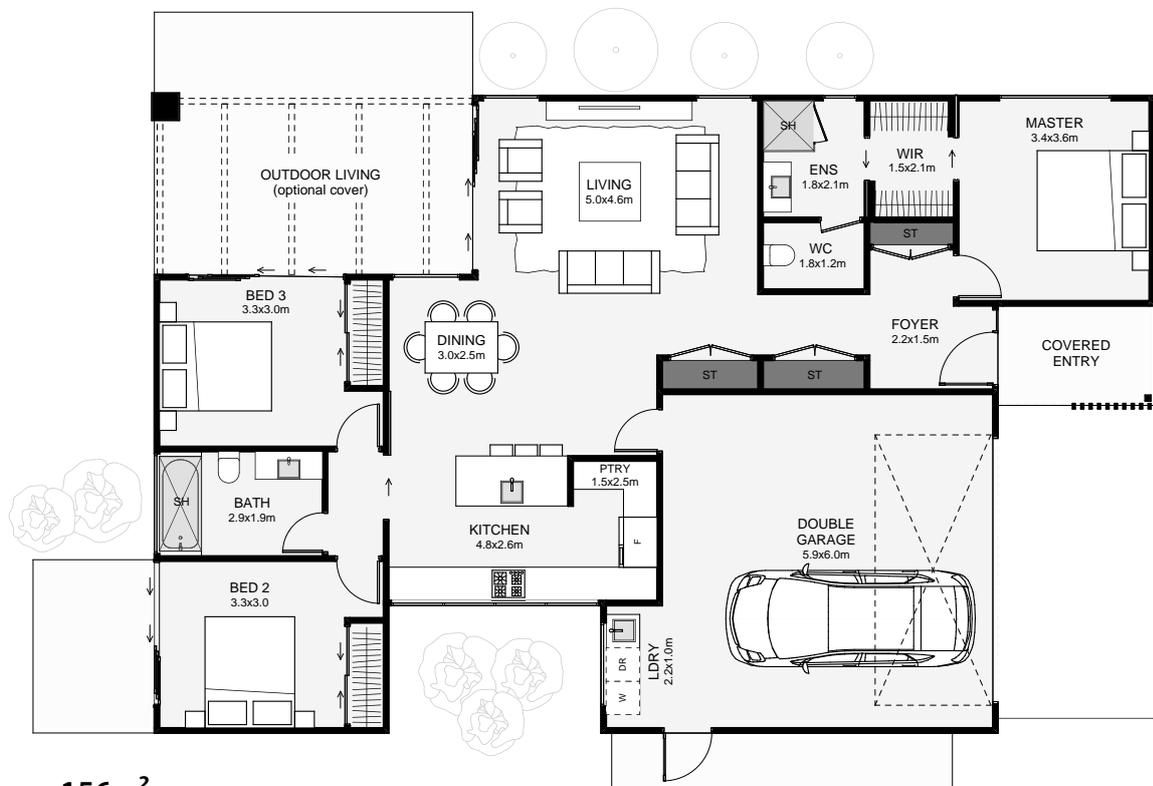
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NEW LEAF BUILDERS



An elegant timber skeleton extrudes out from the simple, bold lines in this metal-clad home. Inside the open plan, living is offset, so the lounge is slightly privatised from the kitchen and dining. The master is positioned separately from the other rooms for increased privacy. The kitchen includes an open style pantry that's cleverly hidden. There's also the option of continuing the roof cover over the outdoor living or using a skeletor pergola to match the front. This home is a welcome architectural blend of bold and unique elements working together.



Floor Area: 156m²

2 cars, 3 bedrooms, 2 bathrooms, 1 living area, 17.8m wide, 11.5m deep

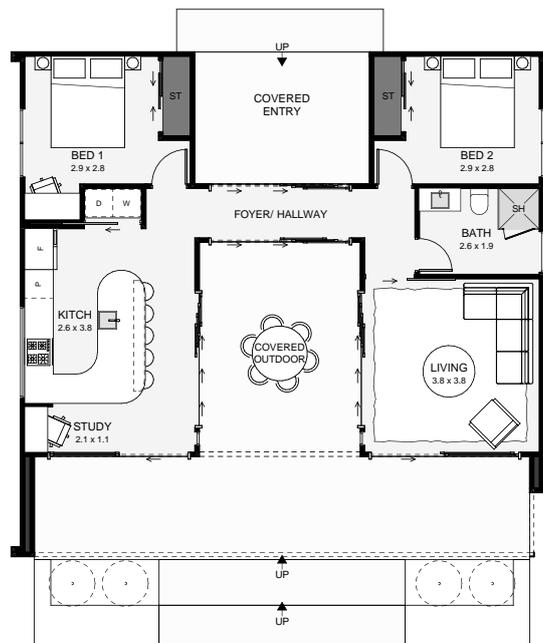
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This architectural small home boasts an elegant wooden grandeur interior that contrasts beautifully with its modern exterior facade. Inside you will find two bedrooms, a foyer, a large entertaining kitchen perfect for hosting. A study nook provides a quiet space for work or reflection, while a separate cosy lounge offers a relaxing space to unwind. A large covered outdoor dining area completes the home, positioned to take advantage of scenic views. Despite its size, this design combines modern style with the warmth and comfort of wood, creating a visually stunning and functional home.



Floor Area: 74m²

0 cars, 2 bedrooms, 1 bathroom, 1 living area, 17.8m width, 11.0m depth

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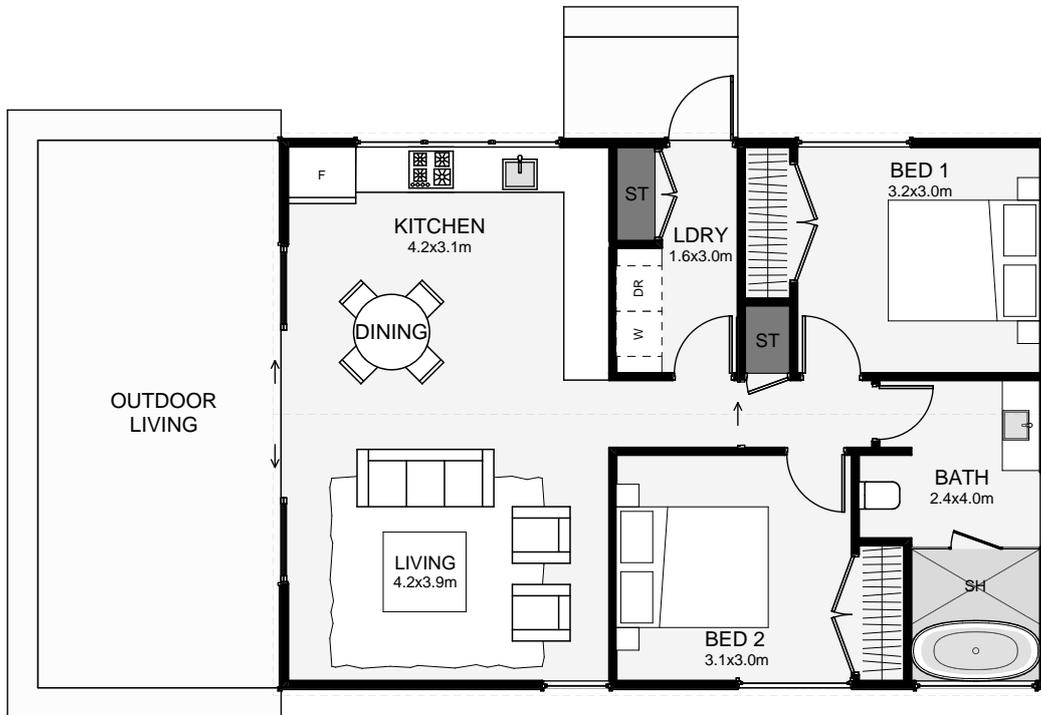
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NEW LEAF BUILDERS



This home designed to maximise a narrow lot; however, wider sites can also benefit. You have the opportunity with this design to link on a garage or carport through the external laundry door. Inside, the bathroom is at the rear of the home, adding privacy and quick access for both bedrooms. If you're someone who likes options but wants to start small, start here!



Floor Area: 73m²



10.1m

7.3m

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NEW LEAF BUILDERS



The shape of this home maximises its outdoor living space. Inside, the living room extends out from the kitchen so both morning and afternoon sun can be enjoyed, also creating two outdoor living spaces. The dining is positioned in a cosy nook allowing for unique ceiling finishes. The master includes an ensuite and walk-in wardrobe; the bathroom can be quickly accessed with its position close to both bedrooms and the living. This home has a sophisticated charm that'll prove timeless in its brick, board and batten exterior!



Floor Area: 157m²

2 cars, 3 bedrooms, 2 bathrooms, 1 living area, 20.7m wide, 11.8m deep

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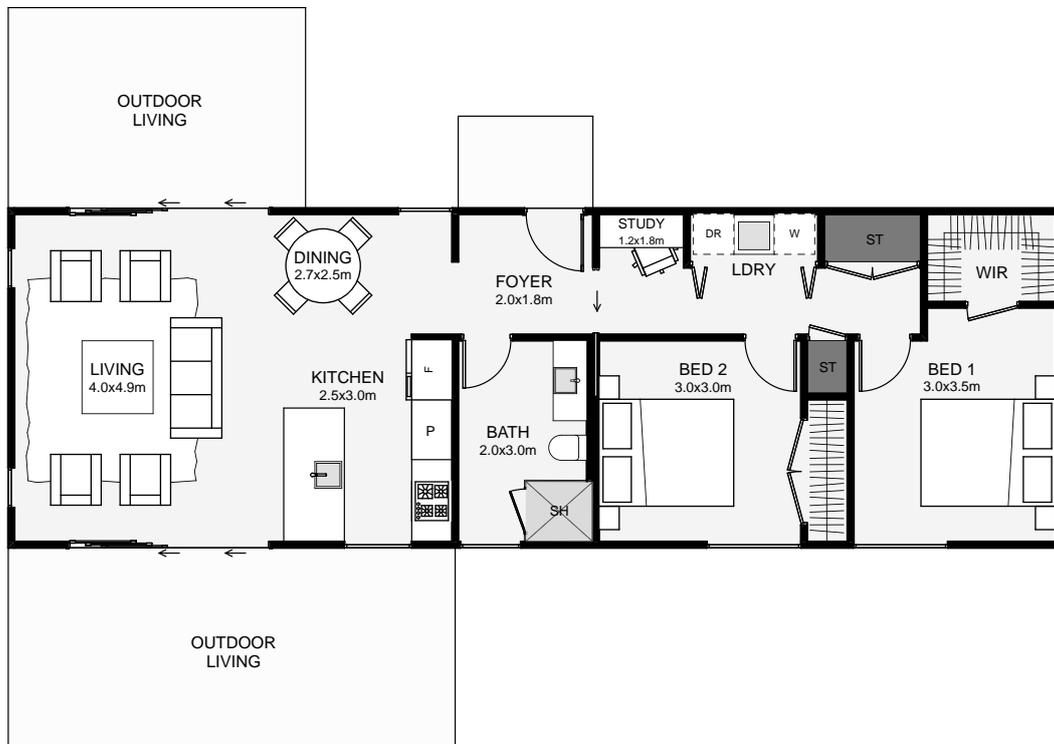
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NEW LEAF BUILDERS



This contemporary home will maximise a broader northern outlook ideally. Inside, both bedrooms are away from the living. This dwelling also sports a study nook, proper storage and a walk-in wardrobe. The main living is designed around the sun-path, giving you the morning to evening sun.



Floor Area: 79m²

0 cars, 2 bedrooms, 1 bathroom, 1 living area, 15.6m wide, 5.1m deep

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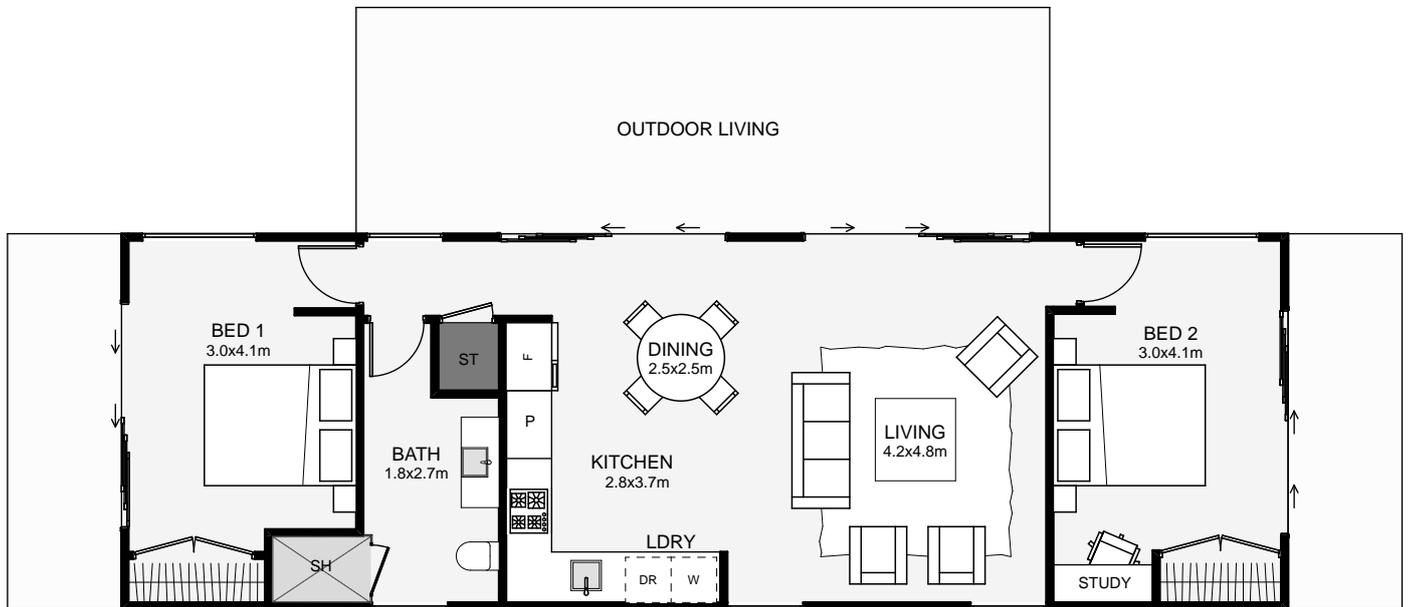


NEW LEAF BUILDERS



This small gable home is designed to make use of a wide north-facing outlook. Inside, all living is centred, between two bedrooms giving you full privacy. If your section has width, this dwelling will have you enjoying the view with some fabulous indoor/outdoor flow!

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Floor Area: 76m²

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 15.4m
 5.0m

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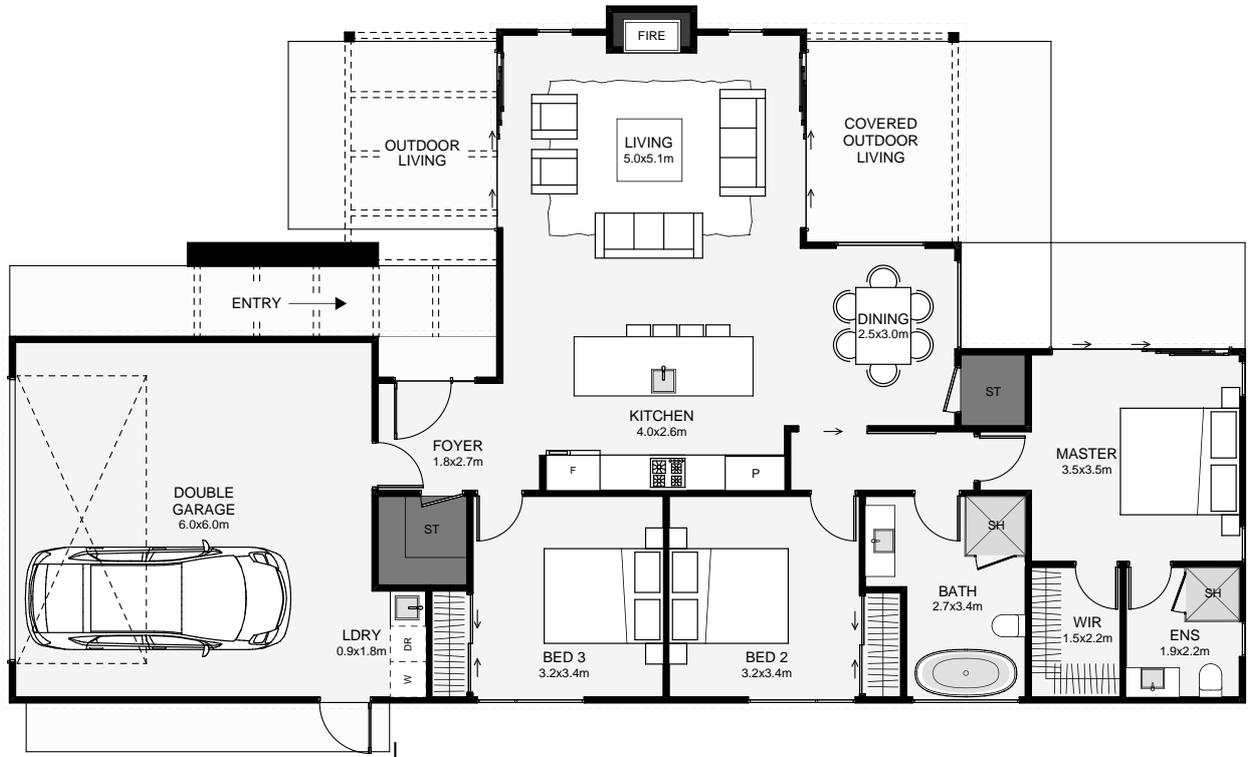
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NEW LEAF BUILDERS



The shape of this home maximises its outdoor living space. Inside, the living room extends out from the kitchen so both morning and afternoon sun can be enjoyed, also creating two outdoor living spaces. The dining is positioned in a cosy nook allowing for unique ceiling finishes. The master includes an ensuite and walk-in wardrobe; the bathroom can be quickly accessed with its position close to both bedrooms and the living. This home has a sophisticated elegance and charm!



Floor Area: 157m²

2 cars, 3 bedrooms, 2 bathrooms, 1 living area, 20.7m wide, 11.8m deep

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This twin-gable home has a small footprint without compromising on features. Inside the dining connects to its own outdoor space. The kitchen and living are both positioned in an open plan layout. The master has an extensive side-by-side wardrobe, and it's own ensuite. The laundry resides in the garage, and both bedrooms and the living room can easily access the bathroom. If you want a cost-effective three-bedroom home that doesn't look boring, this is it!



Floor Area: 142m²

 23.4m 9.3m

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With four bedrooms, this home packs a lot into a small size! The living, kitchen and dining enjoy an open plan layout, leading to a covered outdoor space. A nice feature with this home is the fourth bedroom which is separate from the other rooms and close to the entry. This allows the extra room to be used for guests or an office. The master includes its own ensuite and access to the outdoor living. If you love the classic board and batten with brick style, this a home that will impress both outside and in!



Floor Area: 172m²

2 cars, 4 bedrooms, 2 bathrooms, 1 living area, 24.5m wide, 11.2m deep

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The open plan living inside this home is offset, so the lounge is slightly privatised from the kitchen and dining. The master is positioned separately from the other rooms for increased privacy. The kitchen includes an open style pantry that's cleverly hidden. This home can easily have its style changed just by applying different colour weatherboards and brick, dark for modern, light for a more classic look.



Floor Area: 156m²

2 cars, 3 bedrooms, 2 bathrooms, 1 lounge, 17.8m x 11.5m

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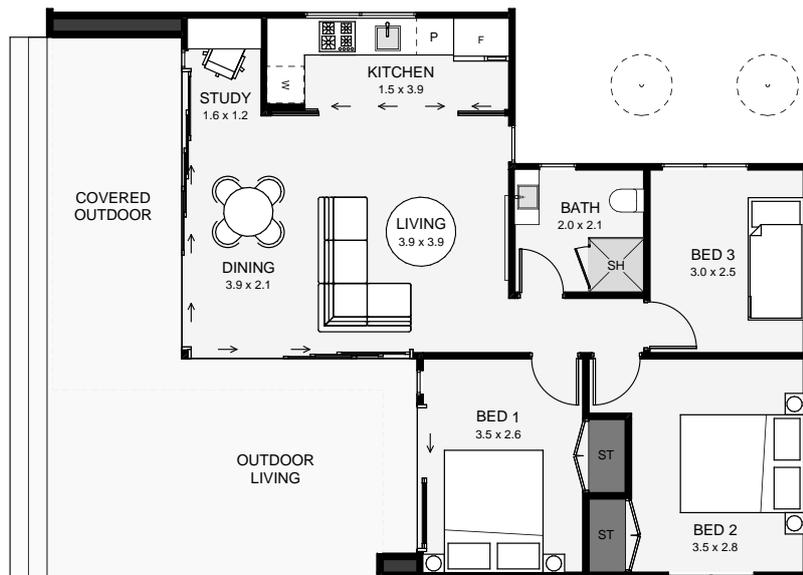
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This ultra-modern home design boasts three bedrooms and one bathroom in an open-concept layout. Despite its compact size, it includes a flexible kitchen with the option to close it off with sliding doors, a study nook, and good outdoor coverage. The study nook is perfect for those who work from home or need a quiet space for reading and reflection. With its clean lines and modern aesthetic, this compact home is ideal for those who appreciate contemporary architectural design.



Floor Area: 70m²

0 cars, 3 beds, 1 bath, 1 sofa, 9.3m width, 12.4m depth

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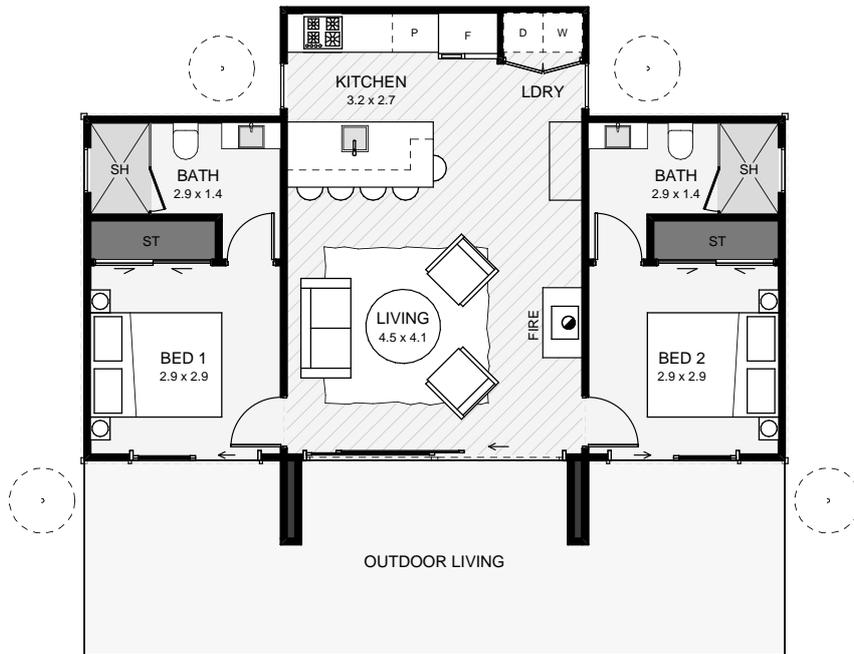
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NEW LEAF BUILDERS



This modern barnhouse style home features two bedrooms and two bathrooms, as well as a well-appointed kitchen and ample storage space. The central open-plan living area boasts a high ceiling, creating an airy and spacious feel. All rooms are positioned to take advantage of scenic views, and an optional deck provides an outdoor space to enjoy the surroundings. This compact and stylish design is perfect for those seeking a low-maintenance and functional home.



Floor Area: 65m²

0 cars, 2 beds, 2 baths, 1 sofa, 10.7m length, 8.2m width

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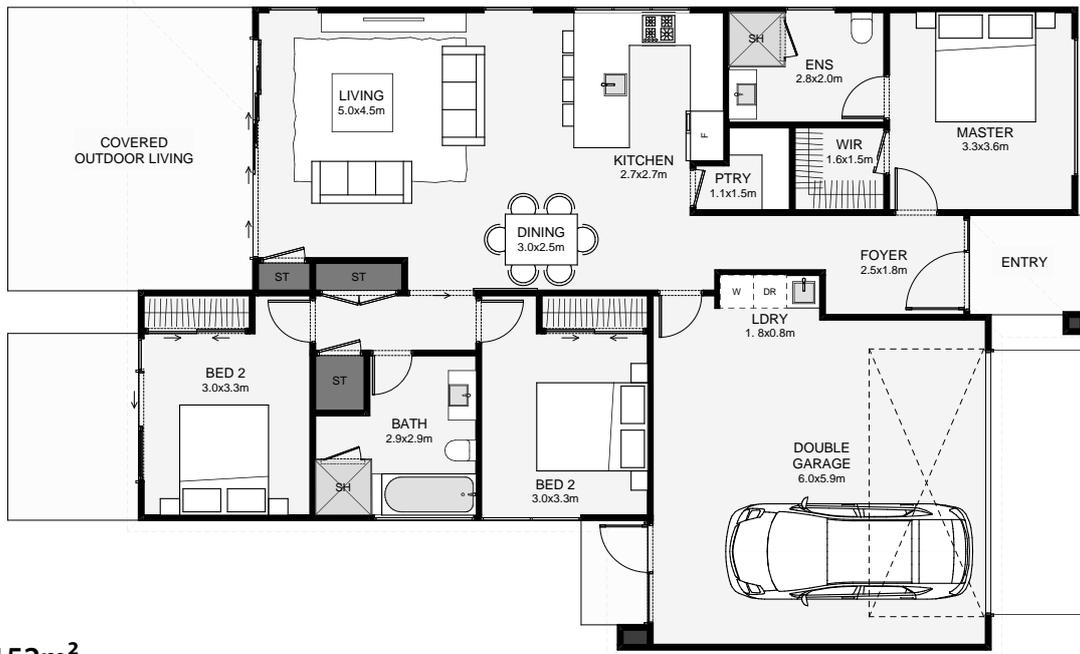
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NEW LEAF BUILDERS



This three-bedroom home has bold styling. The main living inside is an open plan with large sliding doors opening out onto a covered outdoor living space. The master bedroom is positioned separate from other rooms and includes a walk-in wardrobe and ensuite. The kitchen includes a walk-in pantry. The double garage includes a countersunk laundry and access outside. If you are looking for a three-bedroom home with a strong presence, that's truly timeless, you've just found it!



Floor Area: 152m²

2
 3
 2
 1
 16.9m
 11.7m

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NEW LEAF BUILDERS



This three-bedroom home has sharp architectural styling and street appeal! The main living inside is open plan with large sliding doors opening out onto an outdoor living space and lawn. The master is positioned separate from other rooms and includes a walk-in wardrobe and ensuite. The kitchen includes a walk-in pantry. The double garage includes a countersunk laundry and access outside. If you are looking for a three-bedroom home with an ultra-modern presence, you've just found it!



Floor Area: 152m²

2 cars, 3 bedrooms, 2 bathrooms, 1 living area, 16.9m wide, 11.7m deep

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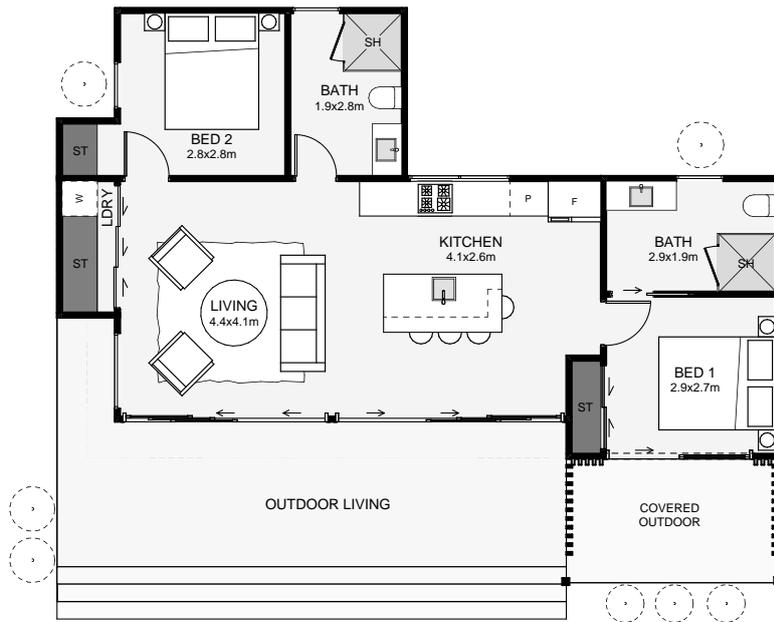
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A contemporary and architectural home design perfect for those seeking a stylish, small build. The home features two bedrooms, two bathrooms, and a well-sized kitchen and living area that flow outside, offering indoor-outdoor living. Bedrooms at either end of the home add privacy, with the main bedroom featuring a private deck and ensuite. The home also includes a separate laundry cupboard with extra storage space. This small yet functional design is ideal for those who appreciate modern design and a connection to the outdoors.



Floor Area: 68m²

0 cars, 2 beds, 2 baths, 1 sofa, 12.4m length, 9.9m width

Contact us:

Call Tama: 027 201 8442

E: info@newleafbuilders.co.nz

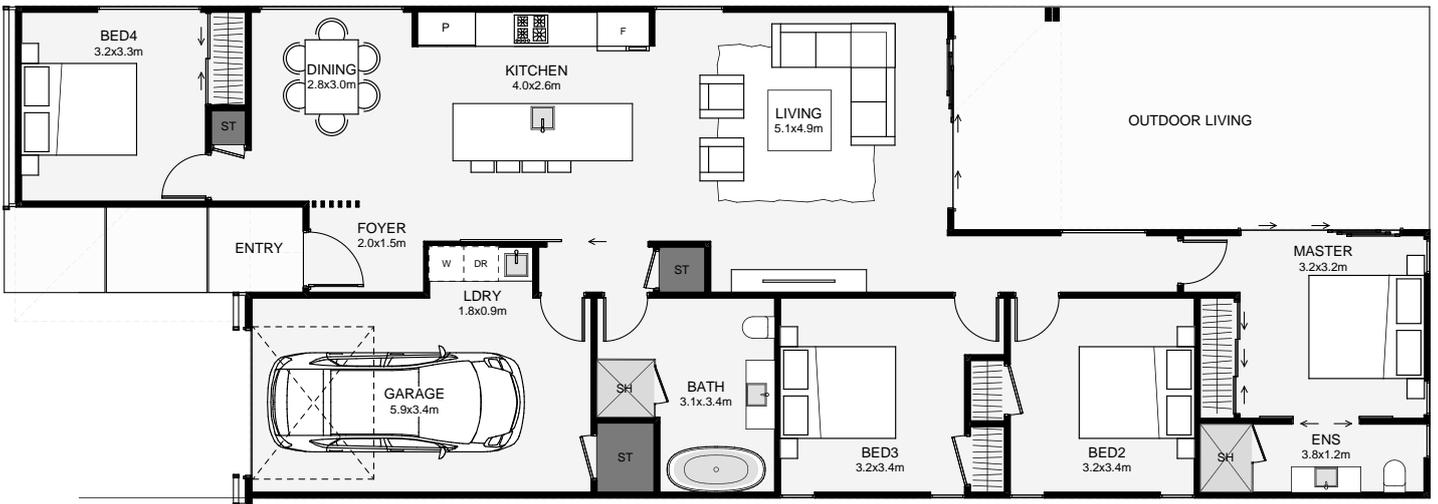
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This ultra-modern home has a small footprint with four bedrooms inside. The living, kitchen and dining enjoy an open plan layout, leading to a covered outdoor space. A nice feature with this home is the fourth bedroom which is separate from the other rooms and close to the entry. This allows the extra room to be used for guests or an office. The master includes its own ensuite and access to the outdoor living. If you love that modern, sleek style, this a home that will impress both outside and in!



Floor Area: 156m²

2 4 2 1 24.5m 8.7m

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A timeless weatherboard home with brick detailing and a small footprint that doesn't compromise on features. Inside the dining connects to its own morning sun-lit patio. The kitchen and living are both positioned in an open plan layout which extends out to some large outdoor living. If you want a timeless three-bedroom home that makes use of generous outdoor living, this home is worth the look.



Floor Area: 158m²

🚗 1 | 🛏️ 3 | 🛁 2 | 🛋️ 1 | 📏 23.4m | 📏 11.9m

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