# TEENY TINY HOMES



## MULTI-AWARD WINNING

THE INTERNATIONAL BUSINESS AWARDS®
GOLD WINNER
BEST ENTREPRENEUR

ASIA-PACIFIC STEVIE® AWARDS
GOLD WINNER
EXCELLENCE IN SOCIAL IMPACT COMPANIES

LITERARY TITAN BOOK AWARD
NON-FICTION 2026 WINNER

Best of AUSTRALIA Small Business Awards
GOLD WINNER
MANUFACTURING

THE INTERNATIONAL BUSINESS AWARDS®
GOLD WINNER
COMPANY OF THE YEAR

MODULAR HOMES, OFFICES
& TINY HOMES ON WHEELS

NOBLE AWARDS
SILVER WINNER
OUTSTANDING SOCIAL ENTERPRISE

TITAN BUSINESS AWARDS
SILVER WINNER
CONSTRUCTION

ASIA-PACIFIC STEVIE® AWARDS
BRONZE WINNER
EXCELLENCE IN SOCIAL IMPACT COMPANIES

Globee Awards
BRONZE WINNER
REAL ESTATE & CONSTRUCTION DISRUPTORS

ROAR SUCCESS
BRONZE WINNER
COMMUNITY IMPACT

BUILDER
FINALIST

BX Business Networking Reimagined
BUILDING SERVICES
- FINALIST

BX Business Networking Reimagined
SPECIALISED BUSINESS
- FINALIST

BUSINESS & INNOVATION
ADVANCED MANUFACTURING
- FINALIST

We are an Australian family-owned and operated business, based in Caboolture (North Brisbane), QLD, Australia.
After witnessing first-hand the need for affordable and alternative living in Australia, we realised we didn't want to be part of the problem, but rather contribute to a solution. We began by renovating and building transportable granny flats, and offering them to aspiring Australian homeowners and property investors at affordable prices.
Our shared passion for design and out-of-the-box solutions drove us to create Teeny Tiny Homes: the ultimate solution to the Australian housing crisis. Our demountable buildings offer Australians the opportunity to own their own homes without breaking the bank.



**WHAT MAKES TEENY TINY HOMES DIFFERENT?**

- 10+ Years of Experience in Business
- 10-Year Structural Warranty
- 100% Australian Owned and Operated
- Galvanised Steel Skid Base
- Steel Frame Construction
- Australian Colourbond Steel Roofing & Exterior Wall Sheeting
- Manufactured to meet the Australian Building Code and Standards
- We use Dowell & Bradnams Windows and Sliding Doors
- Custom Designed & Personalised to meet your needs
- High Ceiling heights – 2400 mm to 2800 mm raked ceilings internally
- All Plumbing, Electrical & Waterproofing Works done by QBCC Certified Trade Contractors
- All Forms & Certificates provided for Council Approvals & Permits
- Affordable investment opportunities with an ROI of around 20% per annum



Teeny Tiny Homes can offer you an exceptional range of custom designed and built transportable buildings to meet your needs – whether you are looking for a new home for yourself, a granny flat for extra space or rental income, workers accommodation or an office/lunchroom space for your business, we have the know-how and can do to help you.

Call us today on 0432 058 907 or pop in and visit our display village to find out more – 135 Old Toorbul Point Rd, Caboolture

# NO ONE BEATS US ON PRICE OR SIZE!





# HOMES STARTING FROM $80,999 INC GST

# OUR STANDARD INCLUSIONS

STRUCTURE
- Brand new galvanised steel skid base and 100% steel-framed structure
- The entire structure is wrapped in vapour seal sarking to protect the building from moisture
- Brand new Colourbond roofing sheets, barge capping and gutters (Choose from our Colourbond Colour Selection)
- Brand new windows and sliding glass door as standard (Black or White frames)

FLOORING
- 100% Waterproof Hybrid floorboards in open living/kitchen area and bedroom/s (Choice of 4 colours to choose from)
- Porcelain tiles to the bathroom floor and kitchen splashback (Choice from our Tile range)

EXTERIOR
- Colourbond cladding sheets (Choose from our Colourbond Colour Selection)
- Decorative: Stone look cladding and Colourbond vertical cladding
- The buildings come with 4 windows as standard:
  - (3x) 900h x 910w windows with fly screens
  - (1x) 600h X 610w obscure glass bathroom window with fly screen
  - (1x) 2100mm high X 2100mm wide Glass Sliding Door with sliding fly screen door

INTERIOR
- Ceiling insulated using Rhinocell 3in1 roof wrap and Rhinobatt R2.7HD ceiling insulation
- VJ panel wall & ceiling sheeting used to line the ceiling
- Walls insulated using Rhinobatt R2.7HD Thermal Wall insulation
- Walls lined with VJ wall sheeting
- All walls and ceilings painted using Haymes Elite paint with a 3-Coat system (The ceilings are painted a flat white, and walls are painted the colour you choose from our colour selection)
- All interior doors are a 920mm swinging door with brushed chrome handles as standard

KITCHEN/LIVING AREA
- White kitchen cabinetry with matte black handles as standard
- White 600mm Pantry Cabinet with Microwave Space with matte black handles as standard
- Laminate benchtops (from our laminate colour selection)
- Stainless-steel sink with drainer and chrome vege sprayer mixer tap
- 600mm Electric cooktop and oven
- 600mm Canopy range hood – Vented externally
- 2.7kw Reverse-Cycle Split Air Conditioner included as standard



BATHROOM
- 600mm White vanity cabinet with an above bench bowl with tall chrome mixer tap, a 450mm White cabinet with a stainless steel laundry tub and chrome mixer tap and washing machine space under the bench
- 600mm Mirrored shaving cabinet
- 900X900mm Tiled walk-in shower with a chrome mixer and chrome rain shower head as standard
- New porcelain closed-coupled flush toilet suite
- Chrome 720mm double towel rail and chrome toilet roll holder
- Wall-mounted mechanical ventilation fan (Powers on when lights turn on)

BEDROOM
- Private bedroom area
- Built in Robe with shelf & hanging rail
- Ceiling Fan with light installed

ELECTRICAL
- Hardwired smoke alarms installed throughout the building (The amount of smoke alarms installed are dependent on the floor plan and number of separate rooms)
- 8x LED downlights installed as standard throughout the building
- 1x External Double Spotlight
- 3x Double power points with a USB-A and USB-C ports installed as standard
- 8x Regular Double power points and 1x TV Point installed as standard
- 1x External weatherproof power point on a separate fuse on the exterior for a hot water system to be plugged into is installed as standard
- A mechanical ventilation fan in the bathroom and rangehood is ventilated outside.
- All electrical work undertaken by a licensed professional, and a safety certificate is provided.

OTHER
- A licensed contractor installs pipes, taps and gas lines. A gas compliance form is provided for gas line installation (Only provided if the Gas cooktop or oven upgrade has been selected).
- A licensed contractor waterproofs the bathroom and wet areas.

CERTIFICATES & DOCUMENTATION SUPPLIED

- Form 15 for Steel Frames
- Form 15 for Skid Base Engineering
- Form 12 & Form 15 for Frame inspection
- Form 15 for Windows and Sliding Door/s
- Form 43 for Internal Waterproofing
- Form 18A for Shower Plumbing Rough-in
- Form 15 for Shower Screen Glass & Mirror
- Form 12 for Electrical & Smoke Alarms
- Smoke Alarm Installation Report
- Gas Installation Certificate (Only if a gas freestanding cooker or a gas/hybrid cooktop upgrade is added)
- Form 12 for Insulation
- Form 12 for Battens & Roofing
- Form 12 for Exhaust Systems
- Form 12 for Insulation
- Form 12 for Gutters & Downpipes
- Form 15 for Energy Efficiency
- Energy Efficiency Report
- Manufacturers Letter

# OPTIONAL UPGRADES

## STRUCTURAL UPGRADES

- Supply and install a glass/timber exterior door to the building - **$750 each**
- Supply and install a diamond security screen swing door to any added glass/timber external door - **$500 each**
- Add an extra 2100h x 2100w Glass sliding door - **$1,500 each**
- Upgrade the included Sliding Flyscreen door to a Sliding Diamond Grill security screen door to Glass sliding door/s - **$400 each**
- Upgrade the included Window Flyscreens to Diamond Grill security window screen to the windows - **$50 each**
- Upgrade the standard 900H x 900W window to a 1200H x 1800W window - **$250 each extra window upgraded**
- Upgrade the standard 900H x 900W window to a 600H x 1800W window - **$250 each extra window upgraded**
- Upgrade the standard 600H x 600W bathroom window to a 900H x 900W bathroom window - **$250 to upgrade**
- Supply and install an extra standard 900H x 900W window (inc. fly screen) - **$550 each**
- Supply and install an extra 600H x 1800W window (inc. fly screen) - **$600 each**
- Supply and install an extra 1200H x 1800W window (inc. fly screen) - **$650 each**
- Supply and install a 920mm sliding cavity door in place of the standard 920mm swinging doors to interior rooms - **$350 each door upgraded**
- Supply and install a Barn Door in place of the standard 920mm swinding door to interior rooms - **$1,800 each door upgraded**

## BATHROOM UPGRADES

- Upgrade the included 600 mirrored shaving cabinet to a 900 mirrored shaving cabinet - **$250**
- Add a 400mm Pantry/Linen Cabinet to the bathroom - **$850**
- Add a niche in the shower - **$500**
- Upgrade the included 900X900 Shower to a 1200X900 shower *(Subject to design)* - **$650**
- Upgrade the included 900X900 Shower to a 1500X900 shower (Subject to design) - **$950**
- Supply and install Green Loo GL90 Composting Toilet (comes with two composting chambers) instead of the included plumbed toilet - **$1,750**
- Add an extra composting chamber for the GL90 composting toilet upgrade - **$495 each**

## KITCHEN UPGRADES

- Upgrade to a U-Shape kitchen with breakfast bar - **$2,200**
- Upgrade to a double sink with drainer - **$250**
- Supply and install Chef LPG Gas Upright oven/cooker, Inc. gas lines, connections, and regulators in lieu of included cooktop and oven - **$900**
- Supply and install brand-new 60cm Gas cooktop, Inc. gas lines, connections, and regulators in place of the included cooktop (keep the included standard brand-new electric oven) - **$700**
- Supply and install brand new 60cm Induction Cooktop in lieu of included cooktop - **$600**
- Upgrade the included 600mm cooktop, oven and rangehood to the 900mm hybrid cooktop, oven and rangehood - **$1,500**

## AIR CONDITIONING UPGRADES

- Add another 2.7kw Split Air Conditioner - **$1,950 each**

## BEDROOM UPGRADES

- Add a Second Bedroom (see page 15 for inclusions & more info) - **$5,000**
- Add a walk-in wardrobe room to the bedroom, incl. extra downlight, light switch, and wall framing, etc (no hanging rail and shelfing fit out) - **$500**
- Fit out the walk-in wardrobe with a top shelf and hanging rail only - **$1,800**
- Upgrade to carpet instead of the Hybrid Floorboards - **$1,000 per bedroom**

## ELECTRICAL UPGRADES

- Add an extra down light - **$110 each**
- Add an extra standard double power point - **$100 each**
- Add an extra USB double power point - **$120 each**
- Add an extra external double power point - **$130 each**
- Add another external double spotlight - **$250 each**
- Add an extra TV point - **$150 each**
- Add an extra ceiling fan - **$350 each**
- Add a standard pendant light - **$500 each**
- Add a large feature pendant light - **$1,000 each**

## OTHER UPGRADES

- Upgrade the kitchen splashback only to a white subway-tiled kitchen splashback with white or light grey grout - **$350**

## WHAT'S NOT INCLUDED IN OUR PRICING

- Hot Water System (We only provide the electrical provision for a hot water system to be connected to by your plumber)
- Council Approvals
- Transport
- Installation and Stumping



# SIX 3.4

## DIMENSIONS

6 X 3.4m

## AREA

20.4m$^2$

# $80,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*

**CAPRI**





## CAPRI





# SIX 4

## DIMENSIONS

6 X 4m

## AREA

24m$^2$

# $88,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*

# EIGHT 3.4

## DIMENSIONS

8 X 3.4m

## AREA

27.2m$^2$

**$91,999** inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*



**VENICE**





## VENICE





## ROME



# EIGHT 4

## DIMENSIONS

8 X 4m

## AREA

32m$^2$

# $99,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*

# NINE 3.4

## DIMENSIONS

9.6 X 3.4m

## AREA

32.64m$^2$

**$104,999** inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*



## VENICE





## MILAN



## VENICE



## MILAN



## FLORENCE



# NINE 4

## DIMENSIONS

9.6 X 4m

## AREA

38.4m$^2$

# $111,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*

# TWELVE

## DIMENSIONS

12 X 3.4m

## AREA

40.8m$^2$

# $112,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*



## VENICE



## MILAN



## FLORENCE



## VENICE



## MILAN



## FLORENCE



# TWELVE$^{X}$

## DIMENSIONS

12 X 4m

## AREA

48m$^2$

# $122,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*

# 13.FIVE

## DIMENSIONS

13.5 X 3.4m

## AREA

45.9m$^2$

# $119,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*



## VENICE



## MILAN



## FLORENCE



**VENICE**



**MILAN**



**FLORENCE**



# 13.FIVE$^{X}$

## DIMENSIONS

13.5 X 4m

## AREA

54m$^2$

# $133,999 inc. GST

PRICE INCLUDES OUR STANDARD INCLUSIONS

*(See page 3 for the full list of Standard Inclusions & page 4 for the Optional Upgrades Price List)*

# TWO-BEDROOM UPGRADE

In our larger **12m** & **13.5m** Home Range, you have the option to add a second bedroom for **$5,000**.

The Second Bedroom Upgrade includes the following:

- Built-in robe with shelf and hanging rail
- A 900X900 window with flyscreen
- Ceiling fan
- 2x LED downlights
- A standard 920mm internal swing door
- 1x USB Double Powerpoint
- 1x Standard Double Powerpoint

## TWO-BED COMO



## TWO-BED MILAN



## TWO-BED FLORENCE



# TRAILER BASE UPGRADE

Skip the council runaround by choosing our Trailer Base Upgrade - Available on any Teeny Tiny Home or portable deck.

Because your home is still built to full Class 1a dwelling standards, mounting it on a trailer means no need for stumping or council approvals right now.

Move in sooner, stress less, and when you're ready down the track (and the budget's ready too), you can simply remove the wheels and stump it permanently through council.

**Freedom now - Foundations later!**







## HOW MUCH DOES IT COST TO ADD A TRAILER?

| TRAILER SIZE | PRICE |
|---|---|
| 6 X 3.4M | $16,900 |
| 6 X 4M | $17,700 |
| 8 X 3.4M | $19,099 |
| 8 X 4M | $19,899 |
| 9.6 X 3.4M | $20,149 |
| 9.6 X 4M | $20,999 |
| 12 X 3.4M | $21,799 |
| 12 X 4M | $24,999 |
| 13.5 X 3.4M | $26,199 |
| 13.5 X 4M | $27,249 |

# THE GODFATHER OFFER

The Godfather Offer isn't just about selling you a home — it's about giving you the whole family setup for a fraction of the cost of building traditionally.

Buy any Teeny Tiny Home and bundle it with a matching deck and patio to double your space, and we'll take $12,000 off the total price.
No haggling... No fine print... Just a deal you can't refuse!

SAVE $12,000



## HOW TO CREATE YOUR OWN GODFATHER BUNDLE

*STEP 1:* **PICK YOUR HOME**
Choose your preferred tiny home!

*STEP 2:* **CHOOSE YOUR DECK**
Pick a deck to sit and relax on!

*STEP 3:* **TOP IT OFF WITH A PATIO**
Pick the matching roof to go over your deck!

*STEP 4:* **ADD IT ALL UP — THEN TAKE $12,000 OFF!**
No discount codes. No games.
Just real $$$ saved from the Don himself.





# PORTABLE DECK ONLY

Save time and money by adding one of our skid-based decks to your order.
They come fully assembled with composite decking (choice of 4 decking colours) and are ready for installation next to your home.

| DECK SIZE | PRICE |
|---|---|
| 6 X 2M | $22,500 |
| 6 X 3.4M | $23,000 |
| 8 X 2M | $23,500 |
| 8 X 3.4M | $24,000 |
| 9.6 X 2M | $24,500 |
| 9.6 X 3.4M | $25,000 |

| DECK SIZE | PRICE |
|---|---|
| 12 X 2M | $25,500 |
| 12 X 3M | $26,000 |
| 12 X 3.4M | $26,500 |
| 13.5 X 2M | $27,000 |
| 13.5 X 3M | $27,500 |
| 13.5 X 3.4M | $28,000 |



# PATIO ROOF KIT ONLY

Create an outdoor room by purchasing one of our Flat-Pack Patios Kits.
Available in several sizes and colours, and easy to assemble. Pairs well with our skid-based decks.

| PATIO SIZE | PRICE |
|---|---|
| 6 X 2.2M | $7,585 |
| 6 X 3.6M | $8,325 |
| 8 X 2.2M | $8,320 |
| 8 X 3.6M | $9,285 |
| 9.6 X 2.2M | $9,110 |
| 9.6 X 3.6M | $10,135 |

| PATIO SIZE | PRICE |
|---|---|
| 12 X 2.2M | $9,570 |
| 12 X 3.2M | $10,575 |
| 12 X 3.6M | $10,980 |
| 13.5 X 2.2M | $10,370 |
| 13.5 X 3.2M | $11,475 |
| 13.5 X 3.6M | $11,980 |

OR GET **"THE GODFATHER OFFER"** *(HOME + DECK + PATIO ROOF)* & **SAVE $12,000**!!

# LUXURY RANGE





## TWO-BED COMO



## TWO-BED MILAN



## TWO-BED FLORENCE



## $174,999 INC GST

**13.5 X 4M HOME PRICE**

ASK US ABOUT PRICING ON OTHER LUXURY HOME SIZES

# LUXURY RANGE INCLUSIONS

STRUCTURE
- Galvanised steel skid base and 100% steel-framed structure
- The entire structure is wrapped in vapour-seal sarking to protect the building from moisture
- Colourbond roofing sheets, barge capping and gutters

**WINDOWS & DOORS**
- 2X Bradnams 2100H X 2800W Sliding Doors included
- Choice of 8 Bradnams windows from our windows and doors range – Installed where you want on your design
- Fly screens are included on all windows and sliding doors as standard

FLOORING
- 100% Waterproof Hybrid floorboards in open living/kitchen area and bedroom/s
- Porcelain tiles to the bathroom floor and kitchen splashback

EXTERIOR
- Choose from the Weathertex Range of Exterior Wall Cladding and Sheeting
- Choice of window sizing and location from our window range
- Choose from our exterior stone-look cladding range

INTERIOR
- Ceiling insulated using Rhinocell R3.6 insulation & Rhinobatts 2.7HD insulation
- VJ sheeting is used to line the ceiling
- Walls insulated using Rhinobatts R2.7HD Thermal Wall insulation
- Walls lined with VJ Panel Wall Sheeting and marine-grade VJ sheeting in wet areas
- All walls and ceilings painted using Haymes Elite paint with a 2-Coat system (Choice from our Haymes Colour Range)
- Barn doors and hardware are included as standard

KITCHEN/LIVING AREA
- Kitchen cabinetry (Choice of cabinet colours from our cabinet colour range)
- Laminate benchtops (from our Premium laminate colour range)
- Stainless-steel sink with pull-out mixer tap (Choice of either Matte Black or Chrome)
- 900mm dual-fuel cooktop (Both gas and induction plates are incuded in this cooktop)
- 900mm electric oven
- 900mm canopy rangehood (either stainless steel or black – Vented externally)
- Built-in Microwave appliance installed in the microwave space
- Dishwasher appliance included
- Built-in cabinetry in the living room (Same cabinet and benchtop colours as in the kitchen)
- Designer Ceiling fan in the living area
- 2.7 kW Split Air Conditioner included as standard
- Rock feature wall panels (choose from our stone wall panel range)

BATHROOM/LAUNDRY AREA
- Large 1200mm Vanity (choice of cabinet colour from our range)
- LED illuminated Mirrored shaving cabinet
- Large walk-in tiled shower with mixer, rain shower head (Chrome or Black) & niche
- New porcelain closed-coupled flush toilet suite
- Four rail Towel rail and toilet roll holder (Chrome or Black)
- Wall-mounted mechanical ventilation fan (Powers on when lights turn on)
- Built-in laundry area with washing machine space, and overhead cabinetry (same as kitchen)

BEDROOM
- Private bedroom area
- Designer Ceiling Fan and 2x LED downlights installed
- Choice of walk-in robe or built-in robe

ELECTRICAL
- Hardwired smoke alarms installed throughout the building (number of smoke alarms installed is dependent on the floor plan and the number of separate rooms)
- Premium Mitsubishi Electric 2.5kw air conditioner (Choice of White or Piano Black)
- 4X Standard Pendant lights & 1X Large feature pendant are included as standard
- LED downlights and strip lighting is installed as standard throughout the building
- 4x Premium Double power points with a USB-A and USB-C ports installed as standard
- 10x Premium Regular Double power points installed as standard throughout
- 2x External weatherproof power point (1x weatherproof power point is on a separate fuse for the hot water system to be plugged into during installation of your home)
- Mechanical ventilation fan installed in the bathroom and rangehood is ventilated outside
- All electrical work undertaken by a licensed professional, and a safety certificate is provided

OTHER
- A licensed contractor installs pipes, taps and gas lines. A gas compliance form is provided for gas line installation (Only provided if the Gas cooktop or oven upgrade has been selected).
- A licensed contractor waterproofs the bathroom.

CERTIFICATES & DOCUMENTATION SUPPLIED WITH EVERY HOME

- Form 15 for Steel Frames
- Form 15 for Skid Base Engineering
- Form 12 & Form 15 for Frame inspection
- Form 15 for Windows and Sliding Door/s
- Form 43 for Internal Waterproofing
- Form 18A for Shower Plumbing Rough-in
- Form 15 for Shower Screen Glass & Mirror
- Form 12 for Electrical & Smoke Alarms
- Smoke Alarm Installation Report
- Gas Installation Certificate (For the hybrid cooktop)
- Form 12 for Insulation
- Form 12 for Battens & Roofing
- Form 12 for Exhaust Systems
- Form 12 for Insulation
- Form 12 for Gutters & Downpipes
- Form 15 for Energy Efficiency
- Energy Efficiency Report
- Manufacturers Letter



## VENICE



## MILAN



## FLORENCE



## NAPLES

# LUXURY RANGE UPGRADES

**AIR CONDITIONING**

- Add a second Premium Mitsubishi Electric 2.5 kW split air conditioning unit (Choice of Piano Black or White) - **$2,099**

**WINDOWS & DOORS**

- Add an extra window over and above the included number of windows - **$650 per window**
- Upgrade the included fly screens to Diamond grille Security screens on all 8 windows - **$600**
- Upgrade the 2X included fly screen doors to Diamond Grille security screen doors - **$450 each**

**FLOORING**

- Upgrade to carpet in the bedroom instead of the Hybrid floorboard - **FREE**

**EXTERIOR**

- Add an external double spotlight with a sensor to the exterior - **$350 each**
- Take advantage of ***The Godfather Deal*** by adding a Deck & Patio Roof Kit and **SAVE $12,000** off your quote - *(Read pages 17 & 18 for more information about this offer or ask you consultant for more info)*

**INTERIOR**

- Add a second bedroom to your home - **$1,000**
- Add a feature wall to the bedroom (choose from the rock wall or timber look panel range - **$5,000**
- Upgrade the included 900mm hybrid cooktop and electric wall oven to a 900mm Westinghouse dual fuel freestanding cooker (Gas cooktop with Electric Oven) - **$900**
- Upgrade the included flush toilet to a Green Loo GL90 Composting Toilet - **$1,750**
- Add an extra Composting Bin for the GL90 Composting Toilet - **$495 each**
- Add an extra standard pendant light over and above the included standard pendant lights - **$450 each**
- Add Plantation shutters to any 5 selected windows - **$6,000**
- Add Roller Blinds to the windows throughout the building (Choice of blind colour from our range) - **$400 per window**

**WHAT'S NOT INCLUDED IN OUR PRICING**

- Hot Water System (We only provide the electrical provision for a hot water system to be connected to by your plumber)
- Transport
- Council Approvals
- Installation and Stumping

# FAMILY HOMES



## $220,000 INC GST

15 X 5M HOME PRICE

# STANDARD INCLUSIONS

**STRUCTURE**
- Galvanised steel skid base and 100% steel-framed structure
- The entire structure is wrapped in vapour seal sarking to protect the building from moisture
- Colourbond roofing sheets, barge capping and gutters

**WINDOWS & DOORS**
- 2X Bradnams 2100H X 2800W Sliding Doors included
- Choice of 8 Bradnams windows from our windows and doors range – Installed where you want on your design
- Fly screens are included on all windows and sliding doors as standard

**FLOORING**
- 100% Waterproof Hybrid floorboards in open living/kitchen area and bedroom/s
- Porcelain tiles to the bathroom floor and kitchen splashback

**EXTERIOR**
- Choose from the Weathertex Range of Exterior Wall Cladding and Sheeting OR our Colourbond range of external cladding and colours
- Choice of window sizing and location from our window range
- Choose from our exterior stone-look cladding range

**INTERIOR**
- Ceiling insulated using Rhinocell R3.6 insulation & Rhinobatts 2.7HD insulation
- VJ sheeting is used to line the ceiling
- Walls insulated using Rhinobatts R2.7HD Thermal Wall insulation
- Walls lined with VJ Panel Wall Sheeting and marine-grade VJ sheeting in wet areas
- All walls and ceilings painted using Haymes Elite paint with a 2-Coat system (Choice from our Haymes Colour Range)

**KITCHEN/LIVING AREA**
- L-Shaped Kitchen cabinetry (Choice of cabinet colours from our cabinet colour range)
- Laminate benchtops (from our laminate colour range)
- Stainless-steel sink with pull-out mixer tap (Chrome)
- 600mm electric cooktop
- 600mm electric oven
- 600mm canopy rangehood (stainless steel – vented externally)
- Built-in Microwave appliance installed in the microwave space
- Designer Ceiling fan in the living area
- 2.7 kW Split Air Conditioner included as standard
- Rock feature wall panels (choose from our stone wall panel range)

**BATHROOM/LAUNDRY AREA**
- Vanity cabinetry in both bathrooms (choice of cabinet colour from our range)
- LED illuminated Mirrored shaving cabinet
- Large walk-in tiled shower with mixer, rain shower head (Chrome)
- New porcelain closed-coupled flush toilet suite
- Double towel rail and toilet roll holder (Chrome)
- Wall-mounted mechanical ventilation fan (Powers on when lights turn on)
- Built-in laundry area with washing machine space and overhead cabinetry

**BEDROOM**
- Private bedroom area
- Designer Ceiling Fan and 2x LED downlights installed
- Built-in robes in all bedrooms

**ELECTRICAL**
- Hardwired smoke alarms installed throughout the building (number of smoke alarms installed is dependent on the floor plan and the number of separate rooms)
- Premium Mitsubishi Electric 2.5kw air conditioner (White)
- LED downlights are installed as standard throughout the building
- 4x Premium Double power points with a USB-A and USB-C ports installed as standard
- 10x Premium Regular Double power points installed as standard throughout
- 2x External weatherproof power point (1x weatherproof power point is on a separate fuse for the hot water system to be plugged into during installation of your home)
- Mechanical ventilation fan installed in the bathrooms, and the rangehood is ventilated outside
- All electrical work undertaken by a licensed professional, and a safety certificate is provided

**OTHER**
- A licensed contractor installs pipes, taps and gas lines. A gas compliance form is provided for gas line installation (Only provided if the Gas cooktop or oven upgrade has been selected).
- A licensed contractor waterproofs the bathroom.

**CERTIFICATES & DOCUMENTATION SUPPLIED WITH EVERY HOME**

- Form 15 for Steel Frames
- Form 15 for Skid Base Engineering
- Form 12 & Form 15 for Frame inspection
- Form 15 for Windows and Sliding Door/s
- Form 43 for Internal Waterproofing
- Form 18A for Shower Plumbing Rough-in
- Form 15 for Shower Screen Glass & Mirror
- Form 12 for Electrical & Smoke Alarms
- Smoke Alarm Installation Report
- Gas Installation Certificate (Only if gas upgrades are added)
- Form 12 for Insulation
- Form 12 for Battens & Roofing
- Form 12 for Exhaust Systems
- Form 12 for Insulation
- Form 12 for Gutters & Downpipes
- Form 15 for Energy Efficiency
- Energy Efficiency Report
- Manufacturers Letter













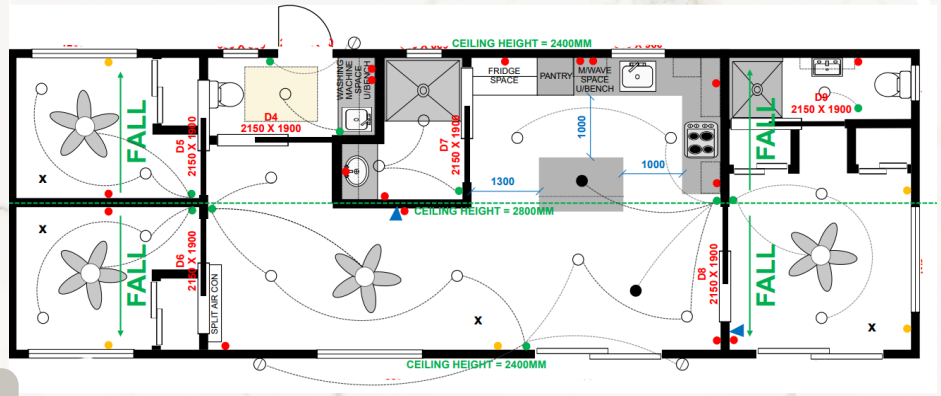


# FAMILY HOMES UPGRADES

## AIR CONDITIONING

- Add a second Mitsubishi Electric 2.5 kW split air conditioning unit (White) - **$2,099**

## WINDOWS & DOORS

- Add an extra window over and above the included number of windows - **$650 per window**
- Upgrade the included fly screens to Diamond grille Security screens on all 8 windows - **$600**
- Upgrade the 2X included fly screen doors to Diamond Grille security screen doors - **$450 each**

## FLOORING

- Upgrade to carpet in the bedroom instead of the Hybrid floorboard - **$1,000 per room**

## EXTERIOR

- Add an external double spotlight with a sensor to the exterior - **$350 each**
- Take advantage of ***The Godfather Deal*** by adding a Deck & Patio Roof Kit and **SAVE $12,000** off your quote - *(Read pages 17 & 18 for more information about this offer or ask your consultant for more info)*

## INTERIOR

- Add a second bedroom to your home - **$1,000**
- Add a feature wall to the bedroom (choose from the rock wall or timber look panel range - **$5,000**
- Upgrade to a U-Shape or Island Bench kitchen **- $2,200**
- Upgrade the included 600mm electric cooktop and wall oven to the premium 900mm Omega rangehood, hybrid cooktop and oven (As displayed) - **$900**
- Upgrade the included flush toilet to a Green Loo GL90 Composting Toilet - **$1,750**
- Add an extra Composting Bin for the GL90 Composting Toilet - **$495 each**
- Add a standard pendant light - **$500 each**
- Add a Large Feature pendant light **- $1,000 each**
- Add Plantation shutters to any 5 selected windows - **$6,000**
- Add Roller Blinds to the windows throughout the building (Choice of blind colour from our range) - **$400 per window**

## WHAT'S NOT INCLUDED IN OUR PRICING

- Hot Water System (We only provide the electrical provision for a hot water system to be connected to by your plumber)
- Transport
- Council Approvals
- Installation and Stumping

# OUR TRUSTED CONSULTANTS

## FINANCE OPTIONS

### Great Escape Finance
PH: 1300 158 776
info@gefinance.com.au
*"Finance/Mortgage Brokers"*

SCAN TO APPLY WITH
GREAT ESCAPE FINANCE

### HandyPay
Online Finance Approvals
(Up to $100k )within 48 Hours

SCAN TO APPLY
WITH HANDYPAY

## FINANCE BROKERS

### Daniel Watson
Home Loans For U
PH: 0438 591 717
Daniel@loans4u.com.au

### Steven Chandra
Land Build Finance
PH: 0450 676 022
Stevenl@landbuildfinance.com.au

## PROPERTY SUITABILITY CHECKS

### Cardinal Building Certification
David Lashin
PH: 0413 014 963
david@cbc-group.com.au
*"For Pre-Development Planning Reports - QLDwide"*

## TRANSPORT

### Robertson Trucking
Rod Robertson
PH: 0473 958 871
bookings@robertsontrucking.com.au
"For transporting 6m - 13.5m Home sizes"

### Ready Towing
Ben
PH: 0448 340 088
"For transporting all Home sizes Inc. 15 X 5m"

### Duck's Haulage
Mark Duck
PH: 0472 773 284
admin@duckshaulage.com
"For transporting 6m - 13.5m Home sizes"

### QLD House Removers
Kevin Wright
Office PH: 07 5499 2160
Mobile PH: 0428 027 884
kev@qldhr.net.au
*"For transporting 15 x 5 m Homes & Stumping"*

# OUR TRUSTED CONSULTANTS

## QLD BUILDERS/INSTALLERS

**James Reti**
RTMD Constructions
PH: 0414 582 085
james@rtmdconstructions.com.au
"For *Council Approvals and Installation*"
***Servicing South East QLD - Gold Coast to Caboolture***

**Chris Horvath**
Modular Building Brokers
PH: 0401 306 338
Chris.Horvath@mbbrokers.com.au
"For *Council Approvals and Installation*"
***Servicing South East QLD - Caboolture to Bundaberg***

**Milo Quabba**
Hinged Constructions
PH: 0409 649 125
hingedconstructions@gmail.com
"For *Council Approvals and Installation*"
***Servicing Nth QLD - Townsville to Cairns***

## NSW BUILDERS/INSTALLERS

**Sam Perrett**
Keil Approvals
PH: 0458 495 123
sam@keilapprovals.com.au
"For *Council Approvals and Installation*"
***Servicing Northern NSW - Tweed Heads to Coffs Harbour***



## ADDRESS

135 OLD TOORBUL POINT RD
CABOOLTURE QLD 4510

## PHONE

ALL ENQUIRIES - (07) 5328 1150

## EMAIL

SALES@TEENYTINYHOMES.COM.AU

## WEBSITE

WWW.TEENYTINYHOMES.COM.AU

## ABN

89 126 791 468



# TEENY TINY HOMES

HIA MEMBER

MADE IN AUSTRALIA

AUSTRALIAN TINY HOUSE ASSOCIATION

## DISPLAY VILLAGE HOURS

| | |
|---|---|
| MON - FRI | 8:30AM - 4PM |
| SATURDAY | 9:00AM - 2PM |
| SUNDAY | CLOSED |

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