



*Live small, dream big.*



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# Your Tasmanian Tiny Home specialists



Are you ready to make your dream of living in a luxurious, minimal-living home (that won't cost you an arm and a leg) a reality? Fantastic - let's get started!

Our experience in the art of tiny homes has enabled us to deliver a range of high-quality products, all finished with superior craftsmanship, to clients across Tasmania and Australia.

We've earned a strong reputation from putting our clients first throughout the build process. At Tiny Homes Tasmania, we want you to feel heard and taken care of at every step of the process, so that, come handover, you can embrace a truly incredible living experience, knowing that it has been carefully crafted to reflect your lifestyle, and your dream space.

At Tiny Homes Tasmania, it's all about customising our end product to your specific needs. While we have standard models to choose from, and basic plans to start from, each project is unique. You can have as much influence in customising the fixtures and finishes as you like, so that at the end of the day your tiny home really is as unique as you are.

# What we do



## Design

While our standard designs tend to be the most successful layouts for most of our clients' needs, we also understand that each client has their own unique circumstances. We'll work with you to develop the perfect design for your lifestyle and needs.



## Construction

We will build your entire home on-site at our Launceston premises, using our own qualified tradespeople. This means we're hands-on with each and every project from start to finish. On average, construction usually takes 10-12 weeks.



## Project management

At the start of each project, we'll work with you to outline your expectations and delivery date. Once the plan is set, we'll keep you informed every step of the way!



## Site works

As part of our full service, we can arrange and undertake all of your siteworks including footings, decking and plumbing/electrical services and project manage these works to line up with your building permits and delivery of your Tiny Home.



## Delivery

We can organise delivery to your site anywhere in Tasmania (Including Flinders and King Islands) with our transport partners. This cost is variable and will be quoted depending on location. Interstate delivery can also be organised.

# Why choose Tiny Homes Tasmania?



## Custom solutions

At Tiny Homes Tasmania, we want you to be as involved (or uninvolved) as you want to be. We know every client is different and will have their own unique set of requirements for how they want their new Tiny Home to look and feel. It is for this reason we not only have a range of pre-designed plans and finishes to choose from, but we also encourage total customisation of your Tiny Home. We will work closely with you to modify your Tiny Home to suit your unique needs, site restrictions or 'must haves' all within the guidelines of the National Construction Code. On the other hand, if you just want us to take care of all that for you, that is totally fine - we've got it under control.



## Warranty

We have full confidence in our work, and in the quality of all of our Tiny Home products. This is why we can offer a stress-free 12 month maintenance warranty after installation. Additionally, we provide a 10 year statutory structural warranty, which gives you complete assurance and peace of mind,



## Competitive prices

We can confidently say that there's nothing else on the market at this price point built to our standard.

Our finished homes are all constructed with a great deal of care and attention to detail - they're comfortable, well-built and extremely durable.



## Reliable

We know that being reliable and providing excellent communication through the build of your new home is super important. You can be confident we will work diligently, meet deadlines and provide constant updates of progress.



## Attention to detail

When it comes to your new home, it's vitally important that the small things are done right during construction. Each build - and each stage of each build, no matter how small - is scrutinised, checked and rechecked. This attention to detail results in a high-quality product that stands the test of time.

# Scottsdale Tiny Home development

## Project overview

Our clients approached us with an unused, rural block in Scottsdale to discuss potential development opportunities with Tiny Homes. The result is a 12-unit development comprising eight 2-bedroom homes and four 1-bedroom homes, each with its own yard, which provides affordable housing to the Scottsdale community and is suitable for long-term rentals.

Using layouts from our 40-foot container homes, this development is a testament to the opportunities Tiny Homes provide our community for affordable, low-impact housing solutions.



12  
HOMES



1-2  
BEDS



40ft  
SIZE

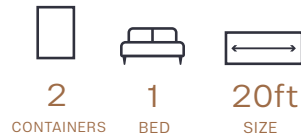


# Trevallyn Tiny Home

## Project overview

Utilising two 20-foot containers, we were able to create a modular Tiny Home solution that maximises the block's orientation to create a stunning custom solution for our client. Located in the picturesque suburb of Trevallyn in Tasmania's north, capturing the epic views was a non-negotiable.

This tiny home features a master bedroom and ensuite in one 20-foot container, with the kitchen and living room in the second, both connected by a partially covered entertaining deck for all-year-round use.



# Tiny 40 Coastal Display Home

## Project overview

The brief: coastal, light and calming vibes.

This 40-foot Container Tiny Home features an open living and kitchen area to allow the natural light to flood in and take in the coastal views, a master bedroom and ensuite, and laundry. As with all our Container Tiny Homes, this home includes quality flooring and fixings, a tiled splashback and ensuite.



# Beaumaris Tiny 40 Retreat

## Project overview

Our client approached us with a vision for a 40-foot Container Tiny Home to create a peaceful couple's retreat nestled in the tranquil Beaumaris. Designed to become short-term accommodation, this home balances functionality with a seamless connection to nature.

The result is a thoughtfully designed space featuring custom Polytec cabinetry, Tas Oak engineered flooring, and ABI Interiors brushed copper tapware. Black stone sinks and 12mm porcelain benchtops from Rossetto Tiles add a contemporary touch, while louvred windows enhance cross-ventilation and frame bushland views from every angle.





Container  
tinyhomes

## CONTAINER TINY HOMES

Working from two footprint sizes – 20-foot and 40-foot – these homes come in a range of configurations, so you can find a solution for whatever purpose you have in mind.



Whether you're creating a studio, investing in stylish accommodation, or providing accessible housing for family members, we can help you design the perfect Container Tiny Home for your lifestyle. Our 20-foot and 40-foot plans are fully customisable to fit your needs and preferences. Choose from our pre-designed packages, or work with us to create a unique home with your desired floorplans, finishes, and fixtures. Embrace the tiny house movement and enjoy the freedom, sustainability, and creativity our Tiny Container Home packages provide.



# Tiny 20 Studio

14.26m<sup>2</sup>

Best suited for:



SMALL BUSINESS



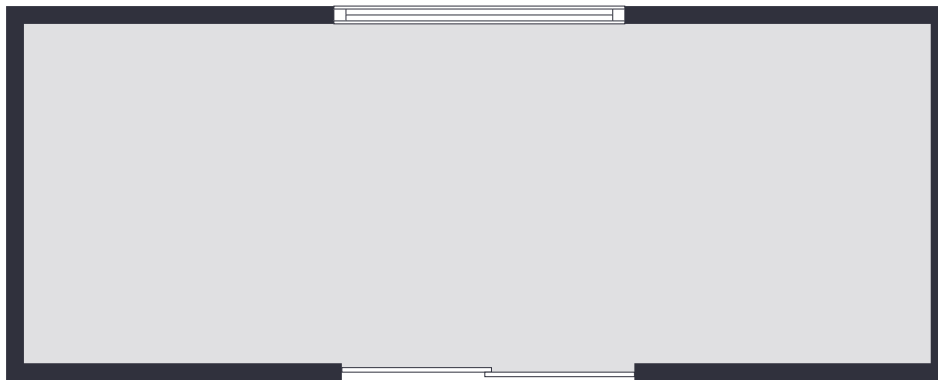
OFFICE



STORAGE



SMALL GYM



## Overview

The Tiny 20 Studio is a versatile and compact space that provides the perfect blank canvas for individuals looking to pursue their passions, start a small business, or simply create a cosy and functional workspace. Measuring just 20 feet in length, this Container Tiny Home is designed to be both efficient and customisable, allowing you to make the most of every inch.

Featuring a spacious awning window at the back, the Tiny 20 Studio lets in ample natural light, creating a bright and airy atmosphere that is perfect for creative pursuits. The sliding doors at the front provide easy access and allow you to open up the space to the outdoors, further enhancing the feeling of space and freedom.

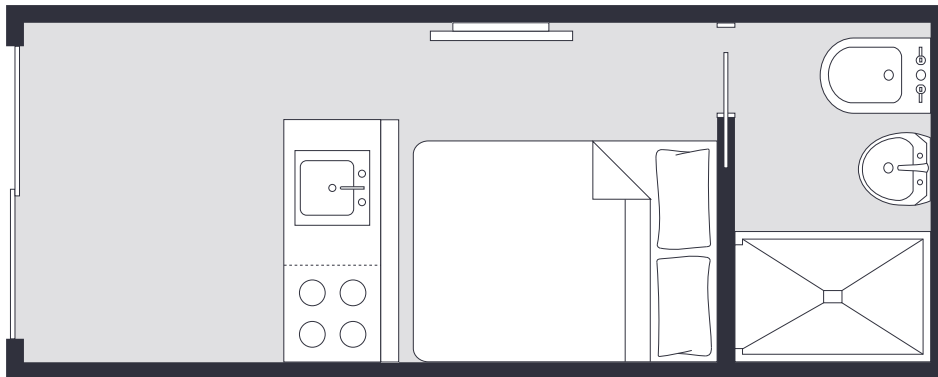
Whether you need a storage area for your supplies, a dedicated office space for your work, or a cosy retreat to pursue your hobbies, the Tiny 20 Studio provides the perfect foundation for your vision. With its simple and minimalist design, this tiny home is a blank slate that can be easily customised to suit your needs and style.

FLOOR AREA	14.26m <sup>2</sup>
DIMENSIONS	6.09m long 2.44m wide 2.9m high (External measurements)
BEST FOR	Alternate uses
PRICE	From \$45,000

# Tiny 20 Plan 1

14.26m<sup>2</sup>

Best suited for:



## Overview

The Tiny 20 Plan 1 is a cosy and functional 20-foot Container Tiny Home that provides all the essentials you need for a comfortable stay. With its clever design and efficient use of space, this tiny home is ideal for a wide range of uses, from a teenage retreat to a guest house to short-term accommodation.

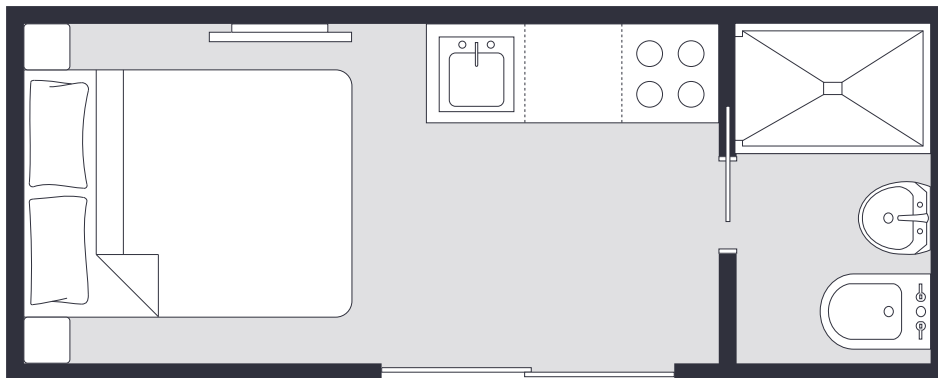
Inside, the Tiny 20 Plan 1 comfortably fits a queen or double bed, and a lounge with ample room for a TV, providing the perfect space to nestle in and unwind. The kitchenette is equipped with all the essentials including a sink, mini fridge, and cooktop, and smart storage gives you optional pantry or wardrobe space. The ensuite provides a private and convenient bathroom. With its compact and efficient design, this tiny home is a stylish and affordable solution that provides all the amenities you need for your guests to have a comfortable and relaxing stay.

FLOOR AREA	14.26m <sup>2</sup>
DIMENSIONS	6.09m long 2.44m wide 2.9m high (External measurements)
ROOMS	Full ensuite Double or queen bed Kitchenette
ACCOMMODATES	Single or couple
BEST FOR	Short-term accommodation, granny flat, Airbnb, teenage retreat
PRICE	From \$69,000

# Tiny 20 Plan 2

14.26m<sup>2</sup>

Best suited for:



## Overview

Like Plan 1, the Tiny 20 Plan 2 is a 20-foot Tiny Container Home that contains everything you need between its four walls. It is suitable for a range of purposes, including a residence for a teenager or older relative, short-term holiday accommodation, or a guest house.

The Tiny 20 Plan 2 includes space to fit a queen or double bed comfortably, and the wardrobe/pantry offers plenty of storage space for your belongings. The kitchenette is equipped with all the essentials you need to prepare meals, including a sink, mini fridge, and cooktop, while the lounge room with TV provides a cosy and inviting space to relax and unwind. With its compact and efficient design, this tiny home offers all the amenities you need for a comfortable and relaxing stay.

FLOOR AREA	14.26m <sup>2</sup>
DIMENSIONS	6.09m long 2.44m wide 2.9m high (External measurements)
ROOMS	Full ensuite Double or queen bed Kitchenette
ACCOMMODATES	Single or couple
BEST FOR	Short-term accommodation, granny flat, Airbnb, teenage retreat, guest house
PRICE	From \$69,000

# Tiny 40 Plan 1

29.65m<sup>2</sup>

Best suited for:



ELDERLY



SMALL FAMILY



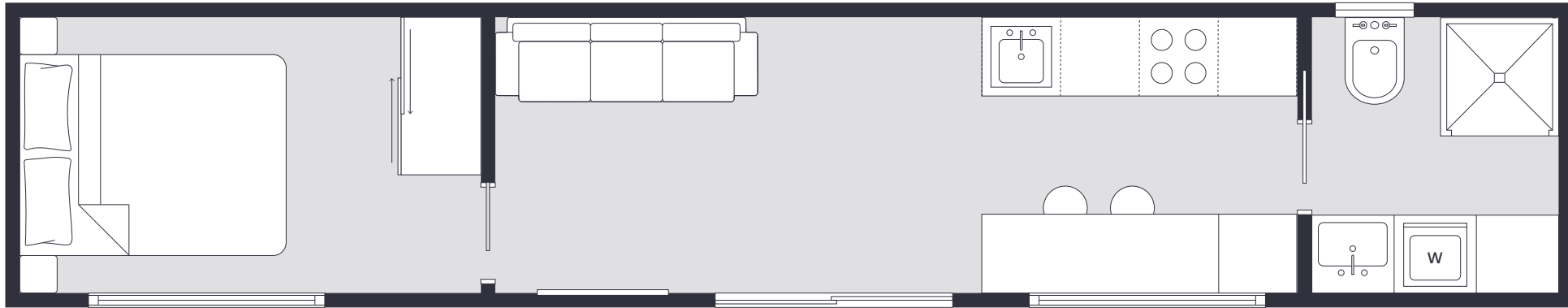
ACCOMMODATION OR RENTAL



GRANNY FLAT



HOLIDAY HOME



## Overview

A thoughtfully designed Tiny Home that seamlessly combines space and functionality. Plan 1 is perfect for individuals or couples seeking an affordable and cosy living environment, this home maximises its compact layout to offer comfort and efficiency.

The private bedroom includes built-in wardrobes for ample storage. The fully equipped kitchen features generous counter space and provisions for a cooktop, full-sized fridge, and oven. A convenient dining bench offers space for meals, and the inviting living room accommodates

a 3-seater couch and TV. The bathroom is cleverly designed with an integrated laundry area to optimise space. Awning windows in the bedroom and kitchen bring in natural light and ventilation, while sliding doors in the lounge and bedroom provide an easy indoor-outdoor flow.

This is a stylish, customisable option for full-time living or weekend getaways, offering an efficient solution for modern living.

FLOOR AREA	29.65m <sup>2</sup>
DIMENSIONS	12.20m long 2.44m wide 2.9m high (External measurements)
ROOMS	1 bedroom w/built-in robe Full bathroom and laundry Kitchen and dining Lounge room to fit 3-seater couch
ACCOMMODATES	2 people
PRICE	From \$125,000

# Tiny 40 Plan 2

29.65m<sup>2</sup>

Best suited for:



ELDERLY



SMALL FAMILY



ACCOMMODATION OR RENTAL



GRANNY FLAT



AIRBNB



TEENAGE RETREAT



HOLIDAY HOME



## Overview

The Tiny 40 Plan 2 is a Tiny Home that brings a blend of style and practicality to open-plan living. Ideal for individuals or couples, it offers a chic, functional space with innovative design. The expansive main room seamlessly integrates a full-sized kitchen, dining bench, and living area, creating a bright, airy environment perfect for daily living and entertaining, thanks to the natural light flooding in through the bedroom's awning window.

The bedroom's open-plan layout enhances the sense of space, while the large window brings in fresh air and light. A cleverly designed bathroom features a laundry setup, adding to the home's convenience. Two sliding doors connect the indoors with the outdoors, making it easy to enjoy sunny days or host gatherings. The Tiny 40 Plan 2 offers a stylish yet affordable option for those seeking a unique and modern living experience. The Tiny 40 Plan 2 is a stylish, affordable option for those seeking a unique living experience.

FLOOR AREA	29.65m <sup>2</sup>
DIMENSIONS	12.20m long 2.44m wide 2.9m high (External measurements)
ROOMS	1 bedroom Full bathroom and laundry Kitchen and dining Lounge room to fit 3-seater couch
ACCOMMODATES	Single or couple
PRICE	From \$125,000

# Tiny 40 Plan 3

29.65m<sup>2</sup>

Best suited for:



ELDERLY



SMALL FAMILY



ACCOMMODATION OR RENTAL



GRANNY FLAT



AIRBNB



TEENAGE RETREAT



HOLIDAY HOME



## Overview

Plan 3 blends functionality with a unique layout, perfect for individuals or couples seeking comfort and efficiency.

It features a private bedroom with built-in wardrobes and an awning window for natural light and airflow. The bathroom ensuite is conveniently located next to the bedroom, while the living area offers space for a day bed, providing an additional sleeping option for guests. The kitchen is equipped with essential appliances and ample counter space, including room for a cooktop, fridge, and oven.

A dining bench complements the space, and the living room is designed to fit a 3-seater couch and TV, creating a cosy retreat.

Awning windows at both ends of the home and in the kitchen provide a bright, airy environment, while sliding doors enhance indoor-outdoor flow. Tiny 40 Plan 3 is fully customisable and perfect for both permanent living and occasional retreats.

FLOOR AREA	29.65m <sup>2</sup>
DIMENSIONS	12.20m long 2.44m wide 2.9m high (high cube) (External measurements)
ROOMS	1 bedroom w/built-in robe Full bathroom and laundry Kitchen and dining Lounge room to fit 3-seater couch
ACCOMMODATES	Single/couple/small family
PRICE	From \$125,000

# Inclusions and extras

Whether you're choosing a 20-foot Tiny Container Home, a 40-foot Tiny Container Home, or a Bigger Tiny Home, most of the things you'll need to move in straight away are included.

If you would rather choose your own inclusions, however, you still have the freedom to do so - it might just come with an extra cost to you. Check out the inclusions for each product here:

## 20ft and 40ft Tiny Container Homes

### + BUILDING

- High Cube Single Trip A Grade container
- Timber framing
- Insulated to a 6 star energy rating
- Plastered throughout
- Premium double-glazed windows and doors
- Base kitchen/laundry cabinetry as per plans

### + PLUMBING

- All plumbing by certified trades
- Bathroom with shower base, laminated panel shower walls, enclosed shower screen
- Chrome fixtures and fittings

### + ELECTRICAL

- All electrical by certified trades
- Ducted 'Tastic' heat light
- Exterior lighting
- Flush mount ducted exhaust fan in kitchen

### + FIXTURES & FINISHES

- Engineered timber look floating floor
- Pine skirting and architraves
- Tiled splashbacks in bathroom and kitchen in white subway tiles
- Interior painted in Dulux Natural White

### + CABINETRY

- Cabinetry Panels & Doors from the 'Hafele Range'
- Tas Oak timber benchtops
- Chrome fittings

## Optional extras (container)

### + BUILDING

- Window and door upgrades: choose to include more doors/windows, bigger windows/doors, add bi-fold windows

### + PLUMBING

- Hot water cylinder OR continuous flow gas hot water system
- Premium tapware (in kitchen and bathroom)

### + ELECTRICAL

- Reverse cycle air conditioning (heating)
- Westinghouse 60cm oven
- Westinghouse 60cm ceramic cooktop
- Westinghouse 52cm undermount rangehood

### + FIXTURES & FINISHES

- Kitchen cabinetry upgrades, panel colours and handles
- Carpet or alternative flooring
- Walk-in tiled shower base and bathroom floor
- Blockout roller blinds

### + MINIMUM ON-SITE REQUIREMENTS

- Pier footings with container tie-downs
- Plumbing and electrical connections
- Decking or entry steps
- Roofing and guttering
- Hot water cylinder installation

# What people say about living in a Tiny Home



**Germaine**  
TREVALLYN

"My experience with Tiny Homes Tasmania exceeded all my expectations... the team understood exactly what I wanted and working with them was a pleaser. [They] provided exactly what I envisioned; a well thought out and constructed tiny home that was stylish and didn't compromise on quality or finish while providing me with a life style that was sustainable, affordable and enjoyable."



**Greg**  
EVANDALE

"Jason just gave off a great vibe. He was very excited about the project, as it was a man cave, not his typical project. Other places I went to didn't really seem to care, to the point where one of them didn't get back to me, and another didn't show up for an appointment at their premises, and I had made a special trip to Hobart to meet them."



**Mark**  
WESTBURY

"We cannot thank Jason from Tiny Homes Tasmania enough for the professional approach he took with us - from the first call he was welcoming and nothing was an issue. He made suggestions for the fit out and was on hand for any queries we had either through calls or by message."

# Bigger tinyhomes



## BIGGER TINY HOMES

The Bigger Tiny Home is our new product that still gives you all the perks of a tiny home but a heap more space.



These custom-built homes are over double the size of our 40-foot container homes, which means they can accommodate up to three bedrooms. They are, however, still road-transportable and one unit (not modular) so they can be easily moved to your site.

Unlike our Container Tiny Homes, our Bigger Tiny Homes are built from scratch – they don't start as a shipping container. They also offer a more bespoke design option (than our container homes). We'll work with you to customise your 'bigger' tiny home to suit your needs, your site, and your lifestyle... and, of course, to maximise your comfort. Let's talk bigger.



# Bennett St Bigger Tiny Homes

## Project overview

We simultaneously built two BIG60s for a local Launceston client, understanding one was to become an Airbnb. Once completed onsite at our headquarters, the second stage of the project involved the delivery and installation of the two units onto a single residential block of a busy main road.

These Bigger Tiny homes each offer two spacious bedrooms with built-in robes, a spacious kitchen, open-plan living and dining area, European laundry, and seamless indoor-outdoor flow onto a private deck.

These stunning homes are both light-filled, functional, and still fully road-transportable, unlike modular homes. Designed for comfort, style and efficiency, they prove that you don't need a traditional build to deliver an awesome (and efficient) development.



2  
HOMES



2  
BEDS



60m<sup>2</sup>  
SIZE



# Big 40 1 bed

40m<sup>2</sup>

Best suited for:



ELDERLY



COUPLE



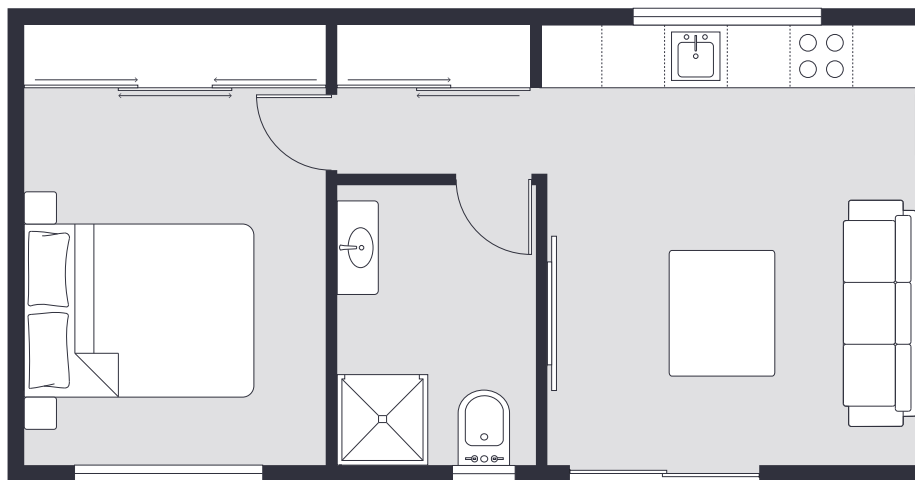
ACCOMMODATION  
OR RENTAL



AIRBNB



TEENAGE  
RETREAT



## Overview

The Bigger Tiny Home 40m<sup>2</sup> floorplan gives you all the benefits of compact living but a bit more space than our Tiny Container Homes. As the plan suggests, this plan will give you 40m<sup>2</sup> of floor space, which includes a bedroom with space for a queen bed, lounge room suitable for a 3-seater couch, full service kitchen, built-in robes, separate bathroom and laundry.

Our Bigger Tiny Home plans are fully equipped with everything you need to move straight in and enjoy, including solid timber benchtops and quality fixtures and fittings. Two colour palettes make it easy to choose a finish that suits your style, with options for benchtop and splashback, bathroom floor tiles, cabinetry, and bedroom carpet.

FLOOR AREA	40m <sup>2</sup>
DIMENSIONS	9m long 4.45m wide 3.6m high (External measurements)
ROOMS	1 bedroom Full bathroom and laundry Full kitchen Lounge room to fit 3-seater couch
ACCOMMODATES	Single or couple
BEST FOR	Short-term accommodation or rental, Airbnb, teenage retreat
PRICE	\$189,000

# Big 60 1 bed

60m<sup>2</sup>

Best suited for:



ELDERLY



COUPLE



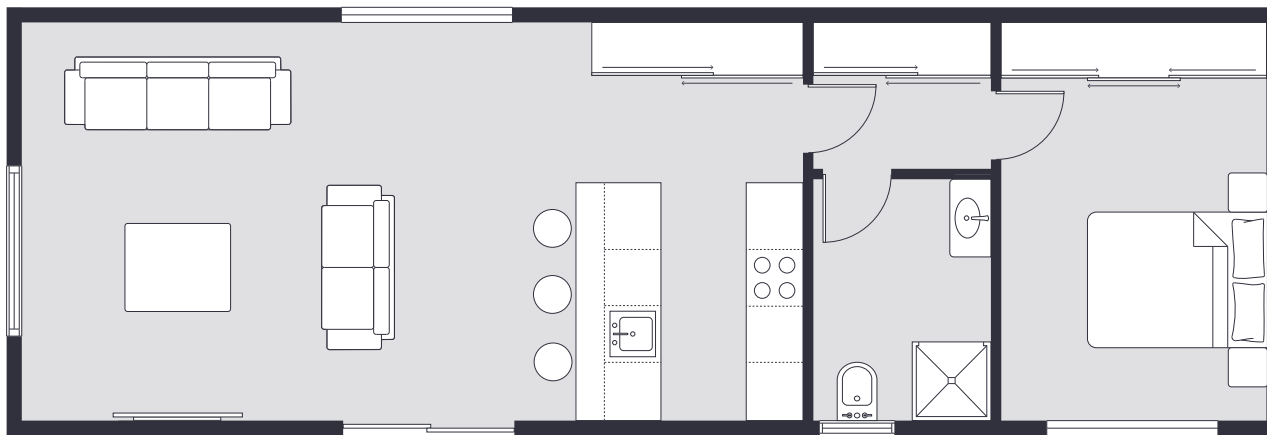
ACCOMMODATION  
OR RENTAL



AIRBNB



TEENAGE  
RETREAT



## Overview

Working with 60m<sup>2</sup> of floor space, these light-filled spaces aren't hard to come by. This one-bedroom plan enjoys a private master suite with spacious built-in robes, along with a separate bathroom and laundry. In the main living area, you'll enjoy a full-service kitchen with solid timber benchtops and quality fixtures and fittings. The living area is light-drenched, thanks to the custom French window and door sitting 2400mm high and 4200mm wide.

Whether you're looking for a holiday home for yourself, an ancillary dwelling for a loved one that offers a bit more space and flexibility than our Tiny Container Homes, or holiday accommodation, this plan offers everything you need for every occasion.

FLOOR AREA	60m <sup>2</sup>
DIMENSIONS	13.40m long 4.45m wide 3.6m high (External measurements)
ROOMS	1 bedroom with built in robe Double or queen bed Full kitchen Living and dining
ACCOMMODATES	Single or couple
BEST FOR	Short-term accommodation or rental, Airbnb, teenage retreat
PRICE	From \$239,000

# Big 60 2 bed

60m<sup>2</sup>

Best suited for:



ELDERLY



COUPLE



SMALL FAMILY



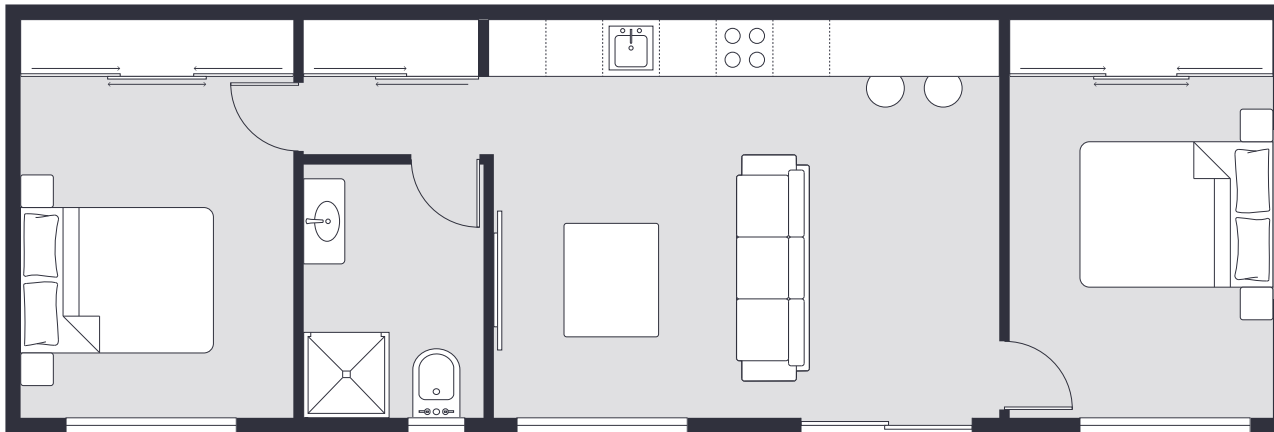
ACCOMMODATION OR RENTAL



AIRBNB



TEENAGE RETREAT



## Overview

Using the same footprint as plan 2, this plan also utilises 60m<sup>2</sup> of floorspace. Like all our Bigger Tiny Homes, this is custom-built on steel frames, but has been redesigned to allow for two bedrooms. Still offering a full-service kitchen with base and overhead cabinetry, solid timber benchtops and quality fixtures and fittings - this open plan, light-drenched space becomes your open plan living and dining area.

Both bedrooms enjoy storage with built-in robes, space for a queen bed, and loads of natural light. Bedroom one features custom French doors and a window that opens to the outdoors, while bedroom two has a large, fixed window with a side awning.

This plan is the perfect solution for anyone looking to create a functional and inspiring space that is uniquely your own.

FLOOR AREA	60m <sup>2</sup>
DIMENSIONS	13.40m long 4.45m wide 3.6m high (External measurements)
ROOMS	2 bedrooms with built-in robes Full bathroom and laundry Full kitchen Living and dining
ACCOMMODATES	Single/couple/small family
BEST FOR	Short-term accommodation or rental, Airbnb, teenage retreat
PRICE	From \$239,000

# Big 60 3 bed

60m<sup>2</sup>

Best suited for:



ELDERLY



COUPLE



SMALL  
FAMILY



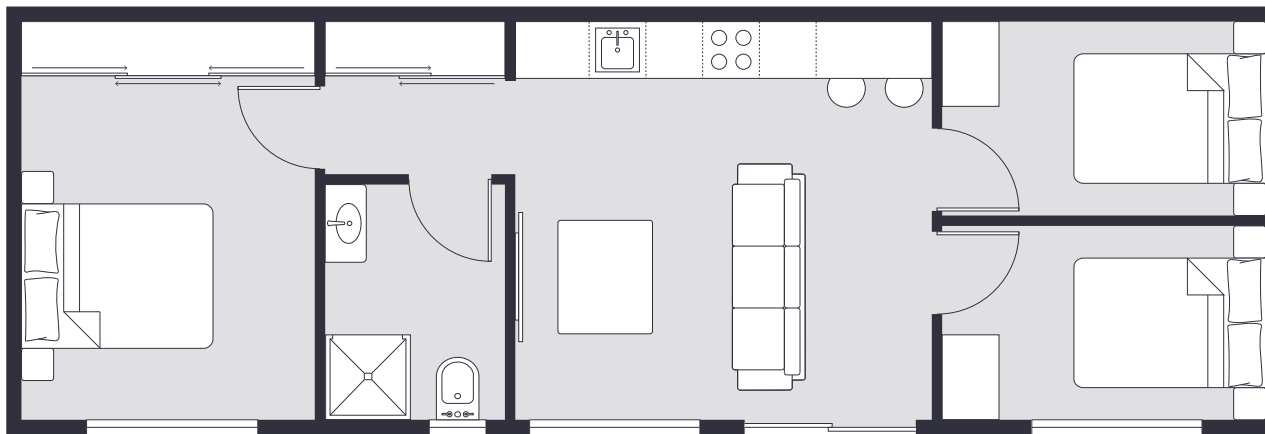
ACCOMMODATION  
OR RENTAL



AIRBNB



TEENAGE  
RETREAT



## Overview

With space for the whole family, this 60m<sup>2</sup> Bigger Tiny Home makes a perfect family home, holiday home, holiday accommodation or rental property. It offers a master suite with a great-sized built-in robe, as well as two additional bedrooms that include their own built-in robes and allow space for a double bed.

The home also includes a separate bathroom and fully serviced kitchen, where you can choose your fixtures and finishes from our pre-planned colour palettes or take the opportunity to select your own custom pieces to create a style that is exclusively yours.

Spacious and functional, this three-bedroom plan is the perfect solution for creating a budget-friendly space for your lifestyle without having to compromise on luxury and quality. Enjoy open and light-filled living, thanks to the large, glass double sliding doors opening to the outdoors, and fixed awning windows in all bedrooms.

FLOOR AREA	60m <sup>2</sup>
DIMENSIONS	13.40m long 4.45m wide 3.6m high (External measurements)
ROOMS	3 bedrooms with built in robes Full bathroom and laundry Full kitchen Living and dining
ACCOMMODATES	Single/couple/small family
BEST FOR	Short-term accommodation or rental, Airbnb, teenage retreat
PRICE	From \$239,000

# Big 70 2 bed

70m<sup>2</sup>

Best suited for:



ELDERLY



COUPLE



SMALL  
FAMILY



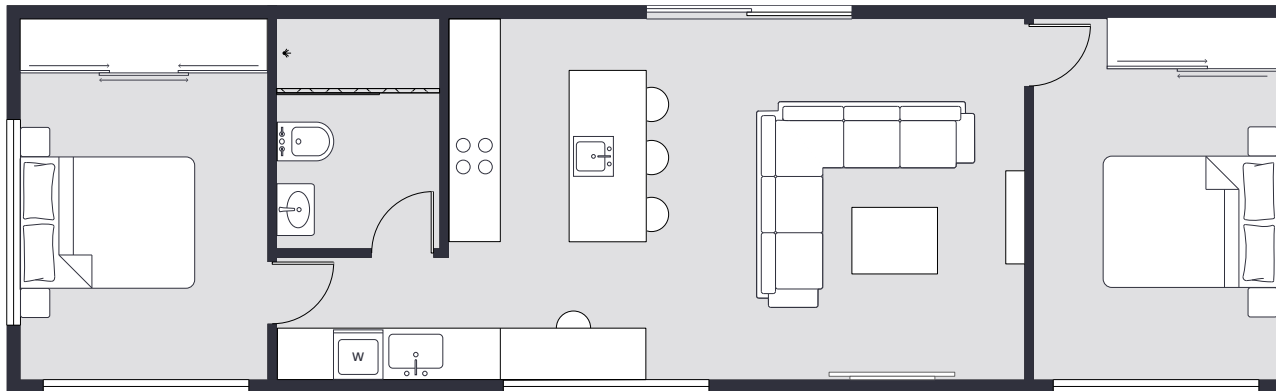
ACCOMMODATION  
OR RENTAL



AIRBNB



TEENAGE  
RETREAT



## Overview

Using a similar footprint to the Big 60 2 bed, this plan is a little longer (15m rather than 13.4m in length), which results in an expansive 70m<sup>2</sup> of floorspace.

This additional space creates a roomy, open plan living area, and includes the addition of an island bench in the kitchen. With base and overhead cabinetry, solid timber benchtops and quality fixtures and fittings - this spacious, light-drenched area takes 'tiny' living to another level.

Both bedrooms have ample storage with built-in robes, space for a queen bed, and large windows for loads of natural light.

The extra space also allows for a full size bathroom with deluxe, extended shower bay.

This plan is the perfect solution for anyone looking to create a functional and inspiring space for full time living.

FLOOR AREA	70m <sup>2</sup>
DIMENSIONS	15m long 4.45m wide 3.6m high (External measurements)
ROOMS	2 bedrooms with built-in robes Full bathroom and laundry Full kitchen Living and dining
ACCOMMODATES	Single/couple/small family
BEST FOR	Short-term accommodation or rental, Airbnb, teenage retreat
PRICE	From \$289,000

# Big 80 2 bed/ 2 bath

80m<sup>2</sup>

Best suited for:



ELDERLY



COUPLE



SMALL FAMILY



ACCOMMODATION OR RENTAL



AIRBNB



TEENAGE RETREAT



1ST HOME BUYER

## Overview

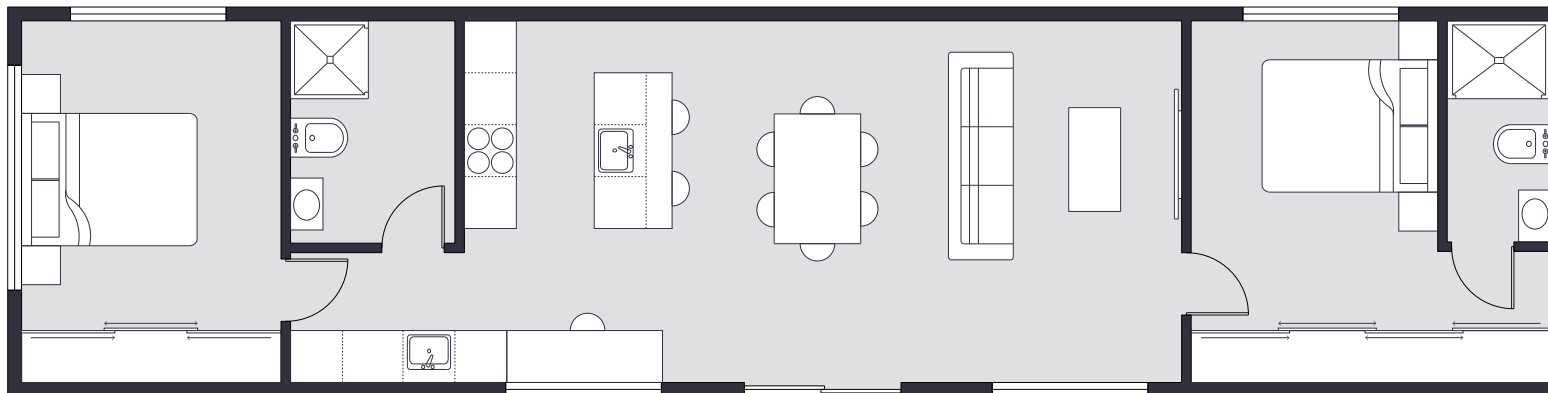
The Big 80 is our most generous plan yet, reaching 18m in length to provide a full 80m<sup>2</sup> of internal floorspace.

This extra room completely changes the feel of the home, allowing for a dedicated dining area between the kitchen and living room so you can enjoy sit-down meals with ease.

The kitchen remains a standout with its island bench, solid timber tops, and quality cabinetry, while the bedrooms have been increased in size to offer even more personal space.

We've also added a second bathroom to the plan, making it a great option for families or guests.

With light-drenched rooms and ample storage throughout, the Big 80 is a functional and inspiring solution for anyone wanting to embrace full-time tiny living on a much grander scale.



FLOOR AREA	80m <sup>2</sup>
DIMENSIONS	18m long 4.45m wide 3.6m high (External measurements)
ROOMS	2 bedrooms with built-in robes Full main bathroom and laundry, with a master bedroom ensuite Full kitchen Living and dining
ACCOMMODATES	Couple/small family
BEST FOR	Short-term accommodation or rental, Airbnb, teenage retreat, first home buyer
PRICE	From \$329,000

# Inclusions and extras

Whether you're choosing a 20-foot Tiny Container Home, a 40-foot Tiny Container Home, or a Bigger Tiny Home, most of the things you'll need to move in straight away are included.

If you would rather choose your own inclusions, however, you still have the freedom to do so - it might just come with an extra cost to you. Check out the inclusions for each product here

## Bigger Tiny Homes

### + BUILDING

- Engineered steel base
- Timber framing and bracing
- Colourbond exterior cladding and gutters
- Insulated to a 6 star energy rating
- Plastered throughout
- Premium double-glazed windows and doors
- Base kitchen/laundry cabinetry as per plans

### + PLUMBING

- All plumbing by certified trades
- Bathroom with shower base, laminated panel shower walls, enclosed shower screen
- Chrome fixtures and fittings

### + ELECTRICAL

- All electrical by certified trades
- Exterior lighting
- Downlights and power points throughout
- Hardwired smoke alarms
- Reverse-cycle air conditioning (roughed-in only)

### + FIXTURES & FINISHES

- Engineered timber look floating floor
- Pine skirting and architraves
- Splashbacks in laundry and kitchen in white subway tiles
- Interior painted in Dulux Natural White
- Tiled bathroom floor from 'Limestone' range
- Premium wool carpet in bedrooms

### + CABINETS

- Cabinetry Panels & Doors from the 'Hafele Range'
- Tas Oak timber benchtops
- Chrome fittings

## Optional extras

### + BUILDING

- Window and door upgrades: choose to include more doors/windows, bigger windows/doors, add bi-fold windows
- Nailstrip cladding

### + PLUMBING

- Premium tapware (in kitchen and bathroom)
- Dishwasher

### + ELECTRICAL

- Westinghouse 60cm oven
- Westinghouse 60cm ceramic cooktop
- Westinghouse 52cm undermount rangehood

### + FIXTURES & FINISHES

- Kitchen cabinetry upgrades, panel colours and handles
- Walk-in tiled shower base and bathroom floor
- Blockout roller blinds

### + MINIMUM ON-SITE REQUIREMENTS

- Pier footings with container tie-downs
- Plumbing and electrical connections
- Decking or entry steps

### + SERVICES COMPARTMENT UPGRADE PACKAGE

- Internal compartment to house hot water cylinder and air conditioning unit with aluminium louvre door
- Reverse cycle air-conditioning unit
- 160L hot water cylinder

# Flex tinyhomes

## Our Flex models bring even more flexibility to tiny living



Interested in even more customisation and flexibility? Our **Flex** range allows you to mix and match what you need to create the perfect combination of spaces.

Our **Flex Tiny Homes** range includes multiple 'Flex' options - whether it's a combination of a 40 and 20 container, two 40s, or three 20s... the possibilities are endless.

A FLEX60, for example, could include a Tiny 40 and a Tiny 20, or three Tiny 20s, whereas a FLEX80 would be made up of two Tiny 40s.

Wanting more separation of living and sleeping spaces? Or maybe a different area for the kids? Or maybe it's the space in between the containers that you really want to lean into?

Our Flex range utilises different container options - as well as the space in between - to create something that will be truly unique to your needs and your lifestyle.



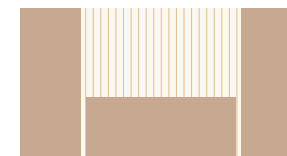
**Flex40 'L'**  
(2 x Tiny 20s)



**Flex40 'Parallel'**  
(2 x Tiny 40s)



**Flex60 'L'**  
(Tiny 20 + Tiny 40)



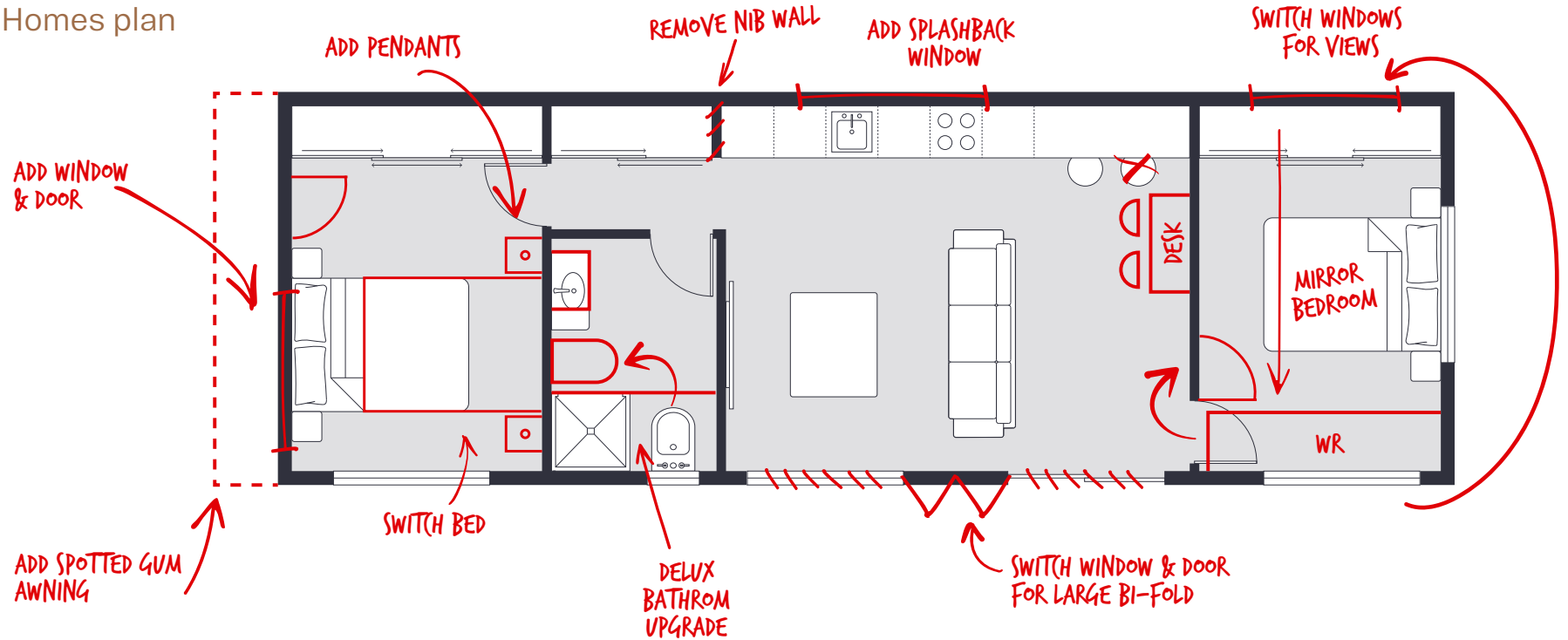
**Flex60 'U'**  
(3 x Tiny 20s)



**Flex80 'Parallel'**  
(2 x Tiny 40s)

# Tiny Homes plans are designed to make your own

Full customisation for any Tiny Homes plan



Every one of our Container and Bigger Tiny Homes starts with a base floor plan, but that's just the beginning.

We know no two people (or families) live the same way, which is why every design is made to be customised. At the end of the day, your space needs to suit your lifestyle!

When we meet with clients, we always start by asking them to select one of our existing plans that most closely resembles what they're looking for.

Then, we suggest grabbing a pen, and marking the plan up to show us how they'd ideally like to live in it.

Whether it's a 20-foot Tiny Container Home, a 40-foot Tiny Container Home, or a Bigger Tiny Home, there are many ways people have made our Tiny Homes uniquely their own. These examples show just how far you can go with adapting and reconfiguring one of our plans.



[tinyhomestasmania.com.au](http://tinyhomestasmania.com.au)

## Contact us



### DISPLAY HOME

28 Gilmore Street  
Launceston, TAS 7248



### OPENING HOURS

By appointment  
Please call or email to book



### LEAVE US A REVIEW

Scan to leave us a Google review



### PHONE

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### EMAIL US

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*Live small, dream big.*