

TINY HOME BROCHURE

Custom Tiny Homes



Go Tiny, Live Large

[Continue to explore Custom Projects](#)

Building beautiful, bespoke and functional Tiny Homes in Australia since 2017.

PROUDLY AUSTRALIAN MADE

QBCC #1316632

EST. 2012

Our mission is simple - to create beautiful, sustainable and affordable Tiny Homes that meet the unique wants and needs of every client.

We have built over 200 Custom Tiny Homes, shipping them Australia wide, from our factory on the Sunshine Coast to every state in Australia.

We offer a personalised experience and aim to make the Tiny House journey as exciting, engaging and educational as possible.

We have earned a reputation for going above and beyond for our clients. Check out our google reviews.





OUR TINY HOMES

Custom Project

 Double Loft  Single Loft  Ground Floor

  The choice is yours with a full custom Tiny Home

Building beautiful, functional and bespoke custom Tiny Houses is our speciality. In fact, we have built over 200 Tiny Houses and not one of them has been exactly the same.

While we do have 4 standard models that you can use as a starting platform and make substantial personalisations and modifications to, you do have the option to embark on a full custom project.

Designing a custom Tiny Home is an exciting and rewarding process that requires time, careful consideration, and planning. By identifying your needs and wants, listening to your ideas, considering your lifestyle, evaluating your budget and ideal design, our experienced team can create a Tiny Home that is uniquely yours.

If you already have a Tiny House design that is right for you, our team of professional Tiny House designers will work with you to produce plans and ensure this meets your design expectations and budget. We work with clients with a range of budgets and requirements.





CUSTOM TINY HOMES

How much does a Custom Tiny House cost?

You'll be surprised to hear that we can generally work with our clients to build a full custom design for a similar cost to our standard models.

Why choose LJM for your custom Tiny House project?

Every Tiny House we have ever built has been customised for the client in some shape or form. We are highly experienced in consulting, planning, designing and building to custom specifications. We are YES people! We want to explore every possibility and idea, going down every avenue to make your Tiny House dreams come true.

Next steps?

It begins with an idea. Get in touch - send us your plans, dreams, vision boards and we'll take it from there!

We offer custom projects for both "lock up" and "turn key" builds in sizes from 6.0m - 9.0m.

Turn Key specifications

Trailer

- Custom built, tri-axle flatbed galvanised steel trailer. (These are the best, long lasting Tiny House trailers in Australia)
- Weight capacity GTM 4.5 tonne
- Breakaway system
- Breaks on all 6 wheels
- 4 scissor jack stands
- In-car control system
- Lights
- Mud guards
- Vin plated
- Strengthened subfloor

Plumbing

- Custom bathroom & kitchen tapware included and installed
- Gas hot water system
- Quality compost toilet
- Open shower. 900mm x 900mm OR 1200mm x 900mm

Joinery

- Custom joinery process with our in-house joiner
- Full standard kitchen with breakfast bar, with rangehood extractor fan overhead storage
- Custom joinery storage stairs
- Custom bathroom/laundry joinery without overhead storage
- Coat hanger cupboard in master loft

Electricity

- GPO'S (general purpose outlet), USB & LED downlights throughout, custom positioning
- Bathroom 12v fan
- Smoke detector
- TV point
- Outdoor lights x 2
- Outdoor GPO outlet & amp; Inlet
- Switchboard

TURN KEY SPECIFICATIONS

Internal Walls

- 3.5mm enviro insulation in walls and ceiling (Eco Wall Wrap / Bradford Enviroseal Insulation 2.5)
- Lined with VJ panel boards
- Finished with 66mm X 11mm architraves & 18mm X 18mm beading
- All professionally prepped and painted

Exterior Structure

- MGP12 framing pine walls and ceiling
- Skillion or gable roof line
- Colorbond roof and flashings
- Cladding; Colorbond mixed with cedar panelling boards
- Colorbond colour of your choice and cedar placement will be discussed and decided on throughout the design phase

Windows

- White or black aluminium (Dowell Windows).
- Choice of up to 8 sliding windows. (The dimensions and positions of the windows will be thoroughly discussed and decided on throughout the design stage)
- Double glass panel sliding door x 1
- Fly screens on all sliding windows and doors

Upgrades Available

For more information on upgrades and custom design elements in your new Tiny Home, contact one of our specialists for a free, no-obligation, consultation.

[CALL US](#)

0452 541 848

[EMAIL](#)

ljmtinyhomesinfo@gmail.com



LOCK UP SPECIFICATIONS

Lock Up specifications

Trailer

- Custom built, tri-axle flatbed galvanised steel trailer. (These are the best, long lasting Tiny House trailers in Australia)
- Weight capacity GTM 4.5 tonne
- Breakaway system
- Breaks on all 6 wheels
- 4 scissor jack stands
- In-car control system
- Lights
- Mud guards
- Vin plated

Internal/Structure

- All internal walls built including bathroom dividing wall and cavity sliding door
- Loft and dropdown walkway built including subfloor and all framing if required

Exterior/Structure

- MGP12 framed pine walls and ceiling
- Skillion roof or gable roof
- Structural Subfloor
- Internal bathroom wall door with cavity slider
- Customised blocking
- Eco wall wrap (Bradford Enviroseal Insulation) installed in walls and ceiling
- Cladding; Colorbond. Any colour of your choice
- Colorbond roof and flashings. Any colour of your choice

Windows

- Black or white aluminium (Dowell Windows)
- Choice of up to 8 sliding or fixed windows (The dimensions and positions of the windows will be thoroughly discussed and decided on throughout the design stage)
- Double glass panel sliding door
- Fly screens included on all sliding windows and doors





Joe Arnesen and the team at LJM built me my tiny house that I absolutely love living in. Joe was wonderful in accommodating my designs for my tiny as well as advising what would and would not work for me. The budget was set with no surprises at the end which was very reassuring. He's really easy to communicate with and kept me informed at all stages, even though I was 1000 km away! I would highly recommend, and I'm even considering getting another one built by Joe and the team at LJM down the track!

Kirsten

CUSTOM PROJECT



NEXT STEPS

Book a consultation

Take the next step in your Tiny Home journey with a free, no-obligation, consultation with LJM Tiny Homes co-owner Joe Arnesen.

By understanding your Tiny House requirements and goals; design, budget, logistical challenges, and all other questions you may have, we can tailor a detailed quote outlining every specification of your Tiny House build.

We encourage all of our clients to visit our facility on the Sunshine Coast, or we can arrange a virtual tour and consultation.

When you are ready to dive into the design and build stage, simply lock in your build date with a 20% deposit and we then walk with you through those next phases of design, construction and delivery.

CALL US

0452 541 848

EMAIL

ljmtinyhomesinfo@gmail.com

NEXT STEPS

Meet Joe Arnesen



Co-owner, LJM Tiny Homes

Joe is the beating heart of LJM Tiny Homes - Tiny House enthusiast, experienced designer & builder and master communicator with true passion for helping people on their Tiny House journey. Joe is a YES man - his approach is always to find a way to say YES and help to make anything possible and achievable.

CALL JOE 0452 541 848

EMAIL ljmtinyhomesinfo@gmail.com



Go Tiny, Live Large

We can't wait to meet you...

0452 541 848 

ljmtinyhomesinfo@gmail.com 

Unit 3/33 Runway Dr 

Marcoola, QLD 4564

  @ljmtinyhomes

ljmtinyhomes.com.au