

TINY HOME MODEL BROCHURE

Seal Rocks



Go Tiny, Live Large

[Continue to explore Seal Rocks](#)

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

Seal Rocks

Single Loft 2 - 4 1

This Single Loft Tiny Home design boasts a high pitched gable roofline with exposed rafters over the kitchen and living area, creating a beautiful, bright and open space.

The roofline transitions into a skillion roofline over the loft which brings this Tiny House design to life.

Entrance to the loft space is via a gradual storage staircase leading to a drop down loft walkway with a standing wardrobe.

You're spoilt for choice of beautiful views, with eye level windows within the loft bedroom, open kitchen windows and a large fixed picture window in the lounge area.



- Available as either 7.2m or 8m
- Sleeps 2-4 (One loft bedroom and option to have sofa-bed within the lounge space)
- Split roofline - gable/skillion
- Large picture window in the lounge
- Drop down walkway in the loft bedroom
- Standing wardrobe space
- Large custom kitchen with pullout pantry
- Full bathroom & laundry - space for hand vanity and washing machine

SEAL ROCKS

Pricing & specifications

We offer two build options - Lock Up or Turn Key

7.2m

Lock Up \$68,500

Turn Key \$118,500

8.0m

Lock Up \$72,000

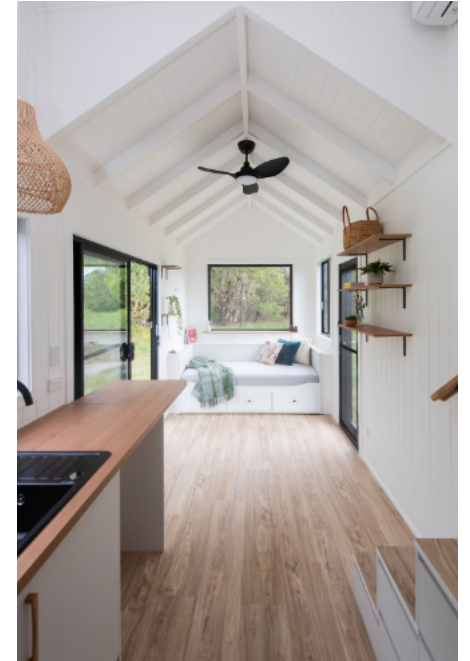
Turn Key \$126,000

8.4m

Lock Up \$75,500

Turn Key \$133,500

Height 4.3m from ground to finished roof height



SEAL ROCKS

Turn Key package

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
- Standard Kitchen including breakfast bar
- Single Joinery Storage Stairs
- Laundry joinery
- 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 PACKAGE

Internal Walls

- 3.5mm enviro insulation in walls and ceiling (Eco Wall Wrap / Bradford Enviroseal Insulation)
- Lined with VJ panel boards
- Exposed rafters
- All professionally prepped and painted

Exterior Structure

- MGP12 framing pine walls and ceiling
- Skillion roof line split with 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 7 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



SEAL ROCKS

Lock Up package

Trailer

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- 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

Exterior/Structure

- MGP12 framed pine walls and ceiling
- Skillion roof & 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 7 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





My lovely tiny home arrived on time last week and a long way from QLD to Port Lincoln in SA. It's now on site and ready for the final touches of decking, plumbing etc.

I'm very impressed with Joe, Vicki, Yannik in their communication, as we tweaked things around the original Seal Rocks design.

I was also very happy with the transportation over quite a distance, by Martin as well.

All very professional & I'd have no hesitation in recommending LJM Tiny Homes

Catherine

SEAL ROCKS



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

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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