

TINY HOME MODEL BROCHURE

Springbrook



Go Tiny, Live Large

[Continue to explore Springbrook](#) _____

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

Springbrook

Multi Loft 2 - 4 1

The Springbrook is a true lifestyle Tiny Home with a unique multi loft layout - the perfect design for 360* view parking locations! The main entrance steps into a well appointed kitchen, blending seamlessly to a ground floor living space and a beautiful raised lounge loft.

Stepping up inside the raised lounge loft, the elevation is breathtaking. This is the ultimate Tiny Home lounge; an elevated space to wind down, relax and enjoy the present, feeling in nature. The multi-purpose ground floor space has been tried and tested for multiple uses - ground floor kids bedroom, spare bedroom/storage, Japanese style dining/living/card playing space, dog-living area, movie room to name a few.

The bathroom and laundry is functional and spacious with room for a washing machine, 900 x 900 shower, laundry, vanity and toilet of your choice.

The main standing sleeping loft is accessed by beautiful custom storage stairs and a drop-down walkway. Window placement is everything in this design - it's true elevated living with beautiful views everywhere you choose to be.



- 8m Tiny House
- Sleeps 2-4 (One loft bedroom and additional ground floor sleeping space)
- Elevated lounge loft with picture window
- Drop down walkway in the loft bedroom
- Standing wardrobe space
- Well-appointed kitchen with pullout pantry
- Full bathroom & laundry - space for hand vanity and washing machine

SPRINGBROOK

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

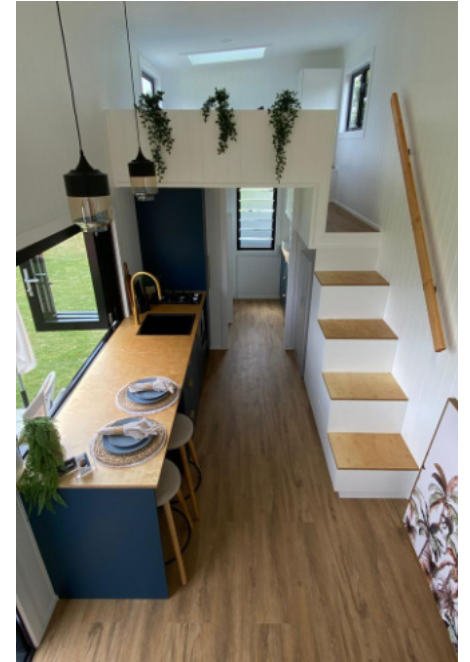
Turn Key \$126,000

8.4m

Lock Up \$75,500

Turn Key \$133,500

Height 4.3m from ground to finished roof height



SPRINGBROOK

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 (custom designed)
- Single Joinery Storage Stairs to sleeping loft
- Single Joinery Stairs to raised lounge loft
- 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

SPRINGBROOK

Internal Walls

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

Exterior Structure

- MGP12 framing pine walls and ceiling
- 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



SPRINGBROOK

Lock Up package

Trailer

- Custom built, tri-axle flatbed galvanised steel trailer. (These are the best, long lasting Tiny House trailers in Australia)
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- 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

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 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





I've recently finished my build with LJM, and I couldn't be happier with it! Joe, Vicki and the whole team made the process super easy and stress free. The communication throughout the build and even after delivery has been excellent. The costs were all outlined at the beginning, so there were no surprise costs at the end.

I was originally going to go for one of their standard models, but Joe was fully supportive of a custom build. It was important to me to have a home built with chemical free paints and other materials as well as low emf - Joe took the time to talk through all my ideas, what could and couldn't work, and why. Joe encouraged me to run any ideas I had by him to see if they could make it work, and he even encouraged me to pop in any time to see how the build was going!

Apart from the high quality of their builds, the whole team are just genuinely great people and it was such a great experience throughout. If I was going to build another tiny, it would be with LJM for sure!

Ros
SPRINGBROOK

G REVIEWS
★★★★★

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...

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