

TINY HOME MODEL BROCHURE

Tea Tree



Go Tiny, Live Large

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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

Tea Tree

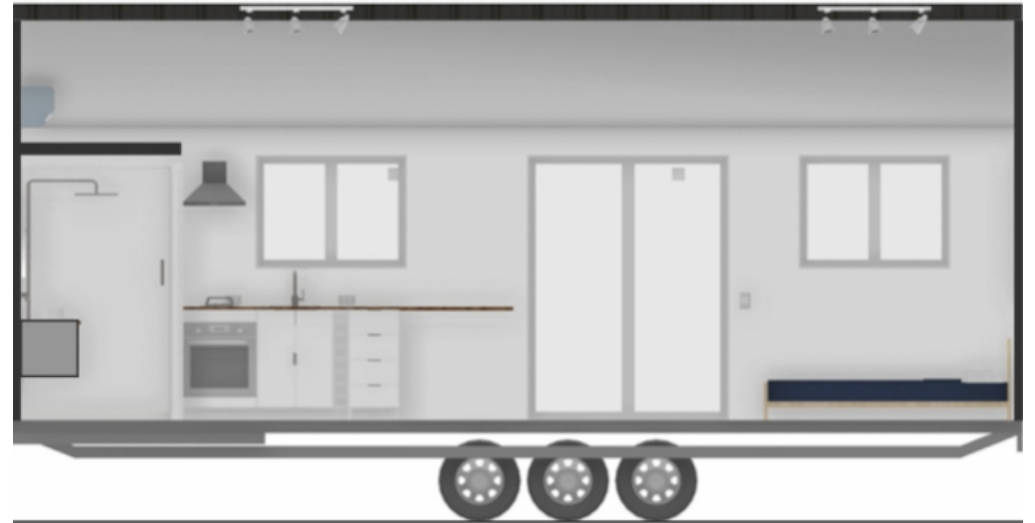
 Ground Floor  2  1

The Tea Tree Tiny Home is a compact, budget-friendly Tiny House design that has everything you need on one level, without the stairs and ladders!

This single level design is simple yet functional with open living spaces for kitchen, lounge & bedroom and a separate bathroom. The gable roofline with exposed rafters creates a homely and calming feel.

The Tea Tree is budget friendly, offering a great option as a granny flat or a short-term stay.

- Sleeps 2
- No stairs or ladders
- Full bathroom with large shower base
- Large Pantry and inbuilt storage for fridge and washing machine if required
- 3.3m high exposed rafter ceiling
- Extremely easy and accessible for all ages
- A great 'weekender'



TEA TREE

Pricing & specifications

We offer two build options - Lock Up or Turn Key

6.0m

Lock Up \$57,500
Turn Key \$97,500

7.2m

Lock Up \$61,000
Turn Key \$105,000

8.0m

Lock Up \$64,500
Turn Key \$112,500

8.4m

Lock Up \$68,000
Turn Key \$120,000

Height 3.8m from ground to finished roof height



TEA TREE

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
- Laundry joinery

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
- 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 5 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

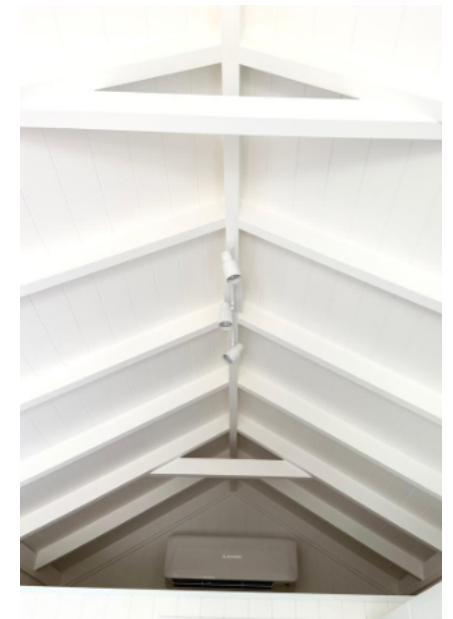
For more information on upgrades and custom design elements in your new Tiny Home, contact one of our specialists for a free, no-obligation, consultation.

[CALL US](#)

0452 541 848

[EMAIL](#)

ljmtinyhomesinfo@gmail.com



TEA TREE

Lock Up 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

Internal/Structure

- All internal walls built including bathroom dividing wall and cavity sliding door

Exterior/Structure

- MGP12 framed pine walls and ceiling
- Gable roofline
- 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 5 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



Where to start! This company has been nothing but welcoming and helpful throughout the whole process.

Joe and Vicki went over and beyond before a contract was even in place. They set aside time to meet and provided answer to all my questions regarding additional costs, add-ons and council guidelines, so that I had a thorough understanding of what i was committing to and where I stood financially.

At no time throughout the process did we feel like a number in a large business. Instead, it felt welcoming and personable. LJM pulled together a beautiful home for my daughter, dog, and I, which completely embraced the lifestyle I invisioned for us! What i liked most was that they never said no to any of my requests. If the ideas weren't quite right for the design, they would spend the time discussing and creating an alternative/ better solution instead of shutting down the idea. Vicki, thank you so much for your persistence in getting a rangehood. The tiny home definitely needs it, haha!

Joe, i valued your initiative to create space and storage for my daughters room and how you travelled all the way out to the land I was looking at to ensure it was suitable for the tiny home. Throughout the whole process you were nothing but supportive, bubbly and along for the whole ride!

Thanks to all of your team for being so enthusiastic and accommodating. We will be recommending you to everyone!

Courtney
TEA TREE

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

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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

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Go Tiny, Live Large

We can't wait to meet you...

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