

# INCLUSIONS:

## WHAT'S INCLUDED IN EACH BUILD

### ✓ STRONG TIMBER FRAMING

Constructed with 90 x 35 MGP10 for superior strength and durability.

### ✓ COMPREHENSIVE INSULATION

Fully insulated with Earthwool R2.5 for year-round comfort and energy efficiency.

### ✓ GYPROCK WALLS

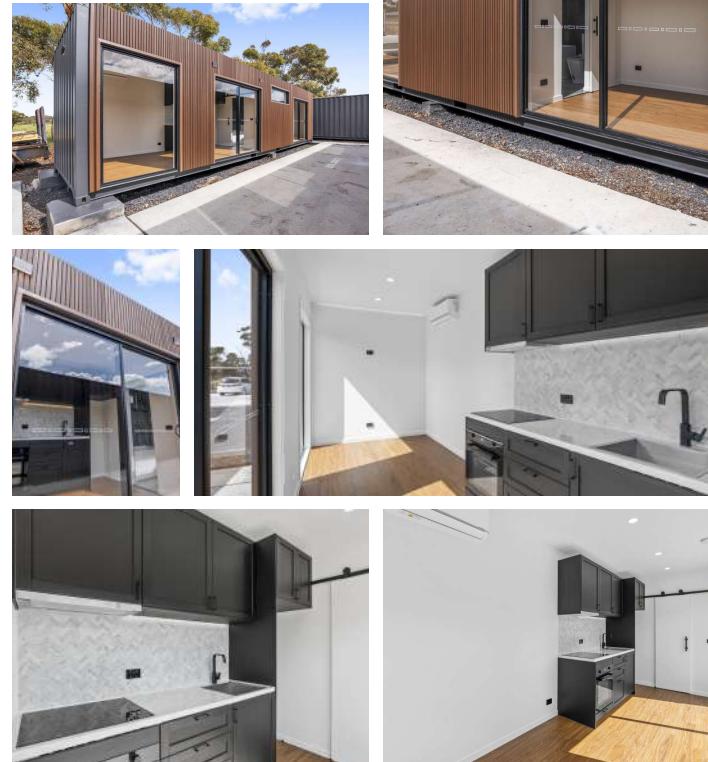
10mm Gyproc for a smooth and professional finish.

### ✓ DETAILED FINISHING

Includes skirting, trims, and professionally painted interior and exterior.

- Single glazed windows and doors for a classic touch
- Quality floorboards with underlay for added comfort
- Comprehensive electrical work, including lighting, power, and provisions
- Functional kitchenette with sink, mixer, drawers, splashback, and benchtop
- Stylish bathroom with floor-to-ceiling tiles, shower, basin, and toilet, complete with an extraction fan
- Finishing touches like handles and door stops
- All housed in a 40-foot container (12m x 2.4m)

# BYRON DELUXE



SCAN FOR MORE\*

# BYRON DELUXE

DELUXETINY  
HOMES

WWW.DELUXETINYHOMES.COM.AU

### GET IN TOUCH

Locations:  
Melbourne Onsite Works  
Australia-wide Delivery



CONTACT  
BRADLEY - 0422 584 524

✉ DELUXE.TINYHOMES@GMAIL.COM



# ABOUT TINY HOMES

Deluxe Tiny Homes specialise in creating portable container homes built here in Victoria which can be transported Australia wide.. If you're looking to downsize your living space without sacrificing comfort or to make some extra money as an Airbnb option, a tiny home might be just what you need.



## ✓ SPACIOUS AND ELEGANT INTERIOR

Step inside to find a spacious layout featuring 1 bedroom, 1 bathroom, and a dining room— perfect for cozy gatherings or quiet nights in.

## ✓ LUXURIOUS BATHROOM & QUALITY FINISHES

The bathroom serves as a sanctuary of relaxation, complete with a shower, basin, and toilet, finished with full floor-to-ceiling tiling for a sophisticated touch.

## ✓ MOVE-IN READY

With all electrical and plumbing work expertly completed, this container home is ready for you to move in and start living your sustainable dream.



DELUXE TINY HOMES

**\$80,000**

STARTS FROM  
★★★★★



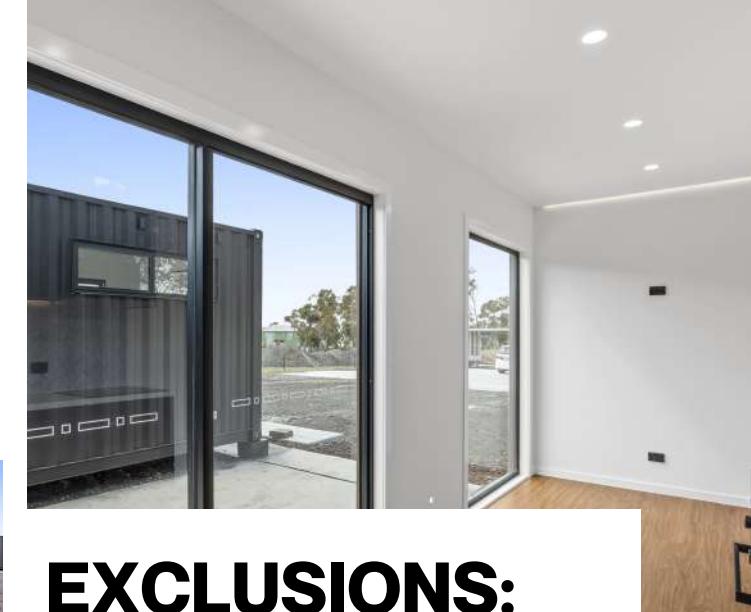
### HASSLE-FREE DELIVERY & INSTALLATION

We can connect you with a trusted transport company to deliver your container home anywhere in Australia.



### YEAR-ROUND COMFORT

Stay comfortable in every season with provisions for air conditioning, ensuring a cozy environment whether it's summer or winter.



## EXCLUSIONS:

THE FOLLOWING ITEMS ARE NOT INCLUDED IN OUR STANDARD PACKAGE AND PRICING:

**01** TRANSPORT TO YOUR SITE

**02** ON-SITE INSTALLATION

**03** AIR CONDITIONING

**04** EXTERIOR CLADDING

**05** HOT WATER SERVICE

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If you feel something might be missing or have specific requirements, please don't hesitate to reach out—we're happy to clarify or provide additional information.