

# 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 Gyprock 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)

## URBAN DELUXE2.0



### 📍 GET IN TOUCH

Locations:  
Melbourne Onsite Works  
Australia-wide Delivery



**CONTACT**  
**BRADLEY - 0422 584 524**



SCAN FOR MORE\*

# URBAN DELUXE2.0

## DELUXETINY HOMES



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# ABOUT TINY HOMES

## ✓ 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.



DELUXETINYHOMES

**\$70,000**

STARTS  
FROM  
★★★★★

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.



### 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.