



2025

1800 639 538

www.expandahomes.com.au

Who We Are...

We are an Australian owned company located in Lake Macquarie, NSW. We specialize in creating high-quality, sustainable tiny homes and granny flats designed to meet your unique lifestyle needs. Whether you're looking for an affordable housing solution, extra space for family or a cozy retreat, we offer custom designed homes that combine comfort, efficiency, and style. Our mission is to make modern living more accessible without compromising on quality. We believe that less is more, and our homes are designed to make the most of your property. Using smart design solutions, we create spaces that are not only beautiful but also practical and space efficient.

With a team of experienced designers and builders, we work closely with each client to bring their vision to life—whether it's a compact home for minimalists or a stylish granny flat for loved ones. At Expanda Homes we're passionate about crafting spaces that enhance your lifestyle and make the most of every unique situation. Our homes come fully equipped with a kitchen, bathroom, Australian-approved electrical and plumbing systems, come in various models and colours and can be customised to your specific needs. Explore the possibilities with us and discover how a tiny home or granny flat can be the perfect addition to your home or property.

Inclusions

Each of our homes comes fully equipped with:

- Kitchen
- Sink
- Shower
- Insulated wall panels
- Cement Fibre Flooring
- Aluminium Windows
- Aluminium Doors frames
- Fly screens on windows
- Double glazed windows
- Electrical safety switch board
- SAA Australian Standard Electricals
- Toilet
- Vanity
- Mirrors
- LED dish lights
- All screws and silicone
- Structural certificate
- Full wiring & plumbing
- Reinforced Steel Floor
- Waterproof membrane roof

Optional Upgrades:

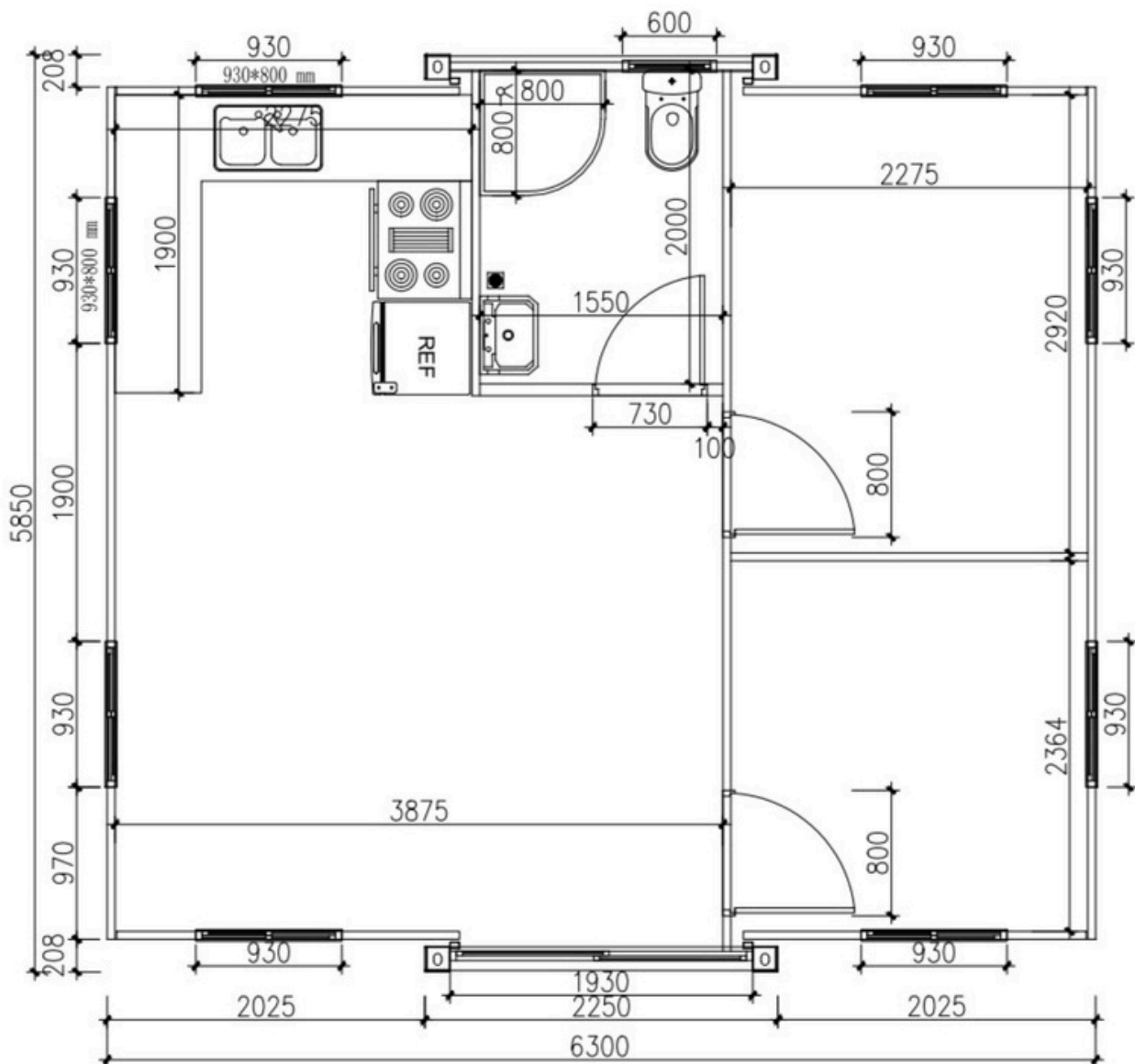
- Cladding
- High Ceiling
- Skillion Style Roof

Additional services available:

- Delivery
- Crane hire, if required
- Expanda Trailers
- Set up & fit out
- Concrete footings
- Besser block piers
- Decking
- Colourbond roofing

20ft Standard

From **\$30,000**



Specifications: 6.3M x 5.85M - 37SQM

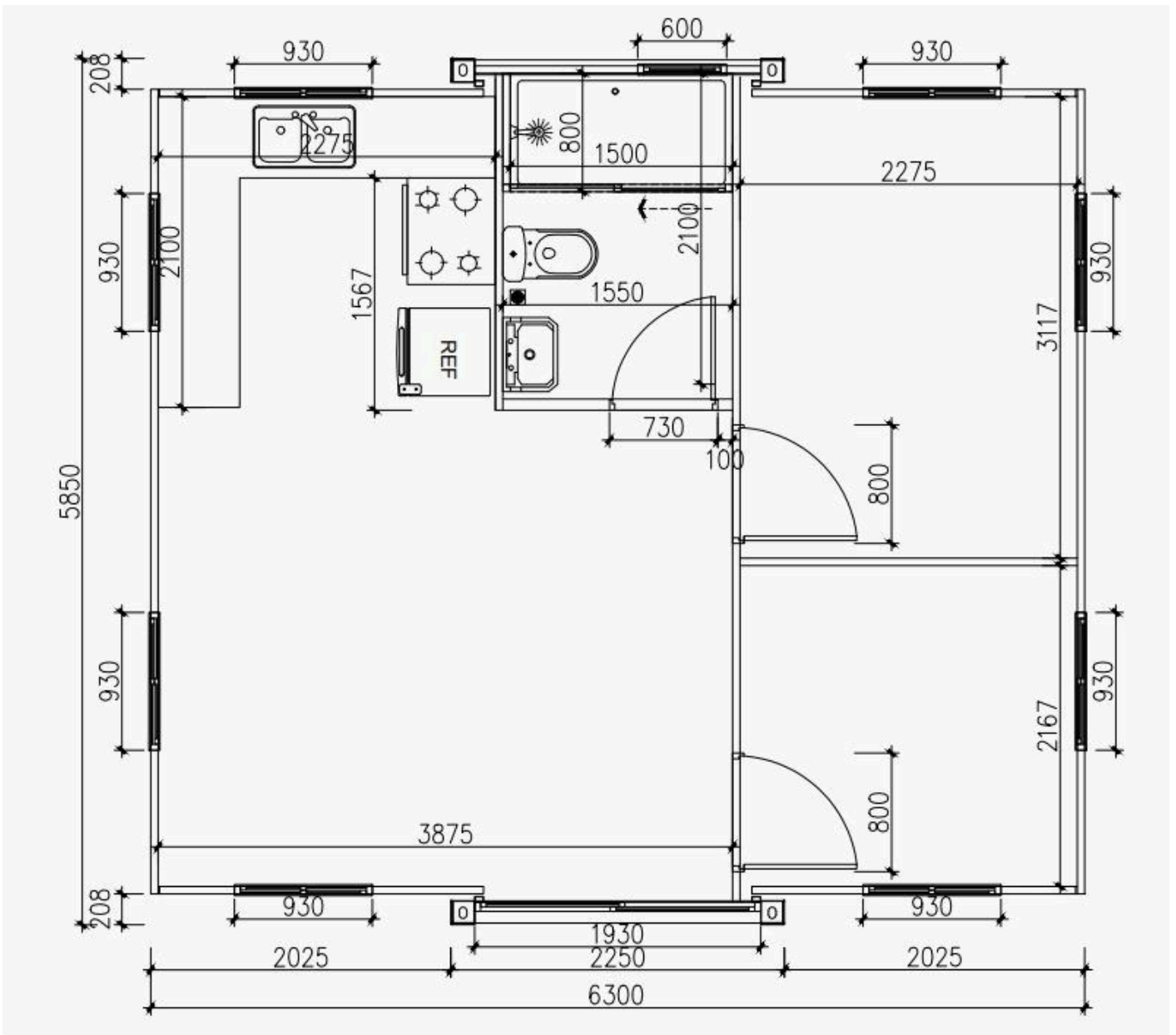
20ft Standard



20ft Deluxe

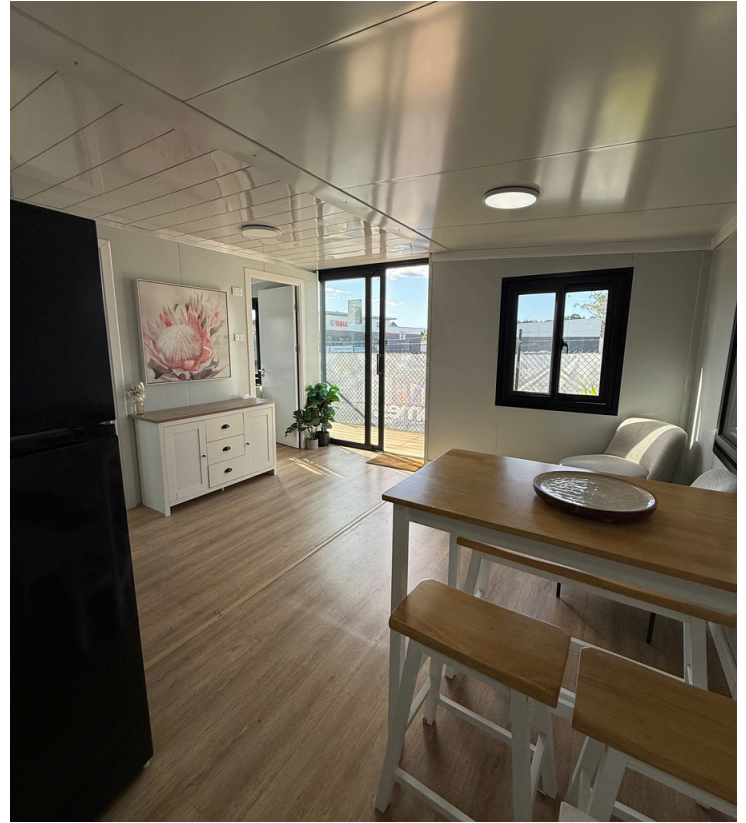


From **\$35,000**



Specifications: 6.3M x 5.85M - 37SQM

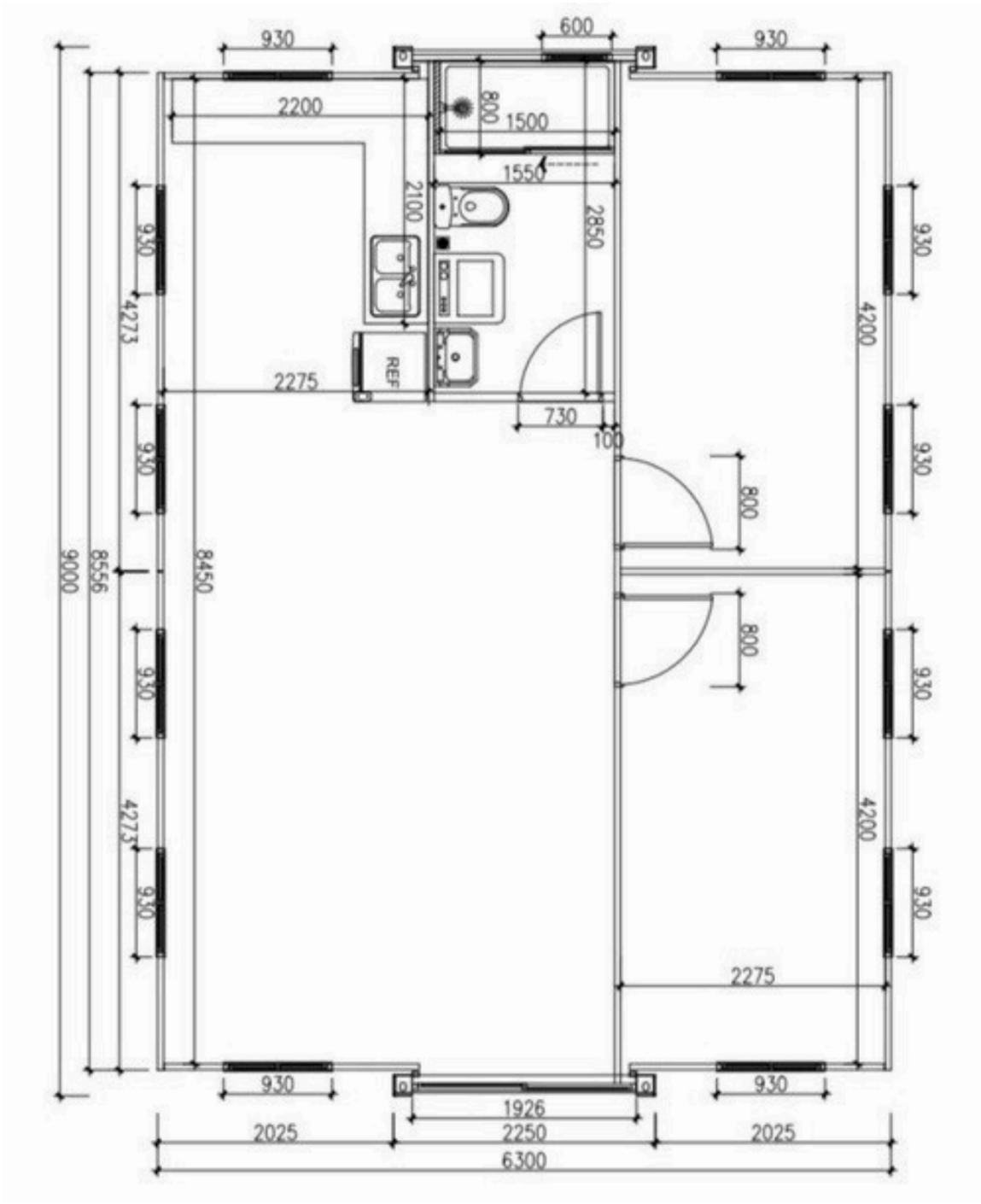
20ft Deluxe



30ft Deluxe



From **\$51,000**



Specifications: 6.3M x 9M - 57SQM

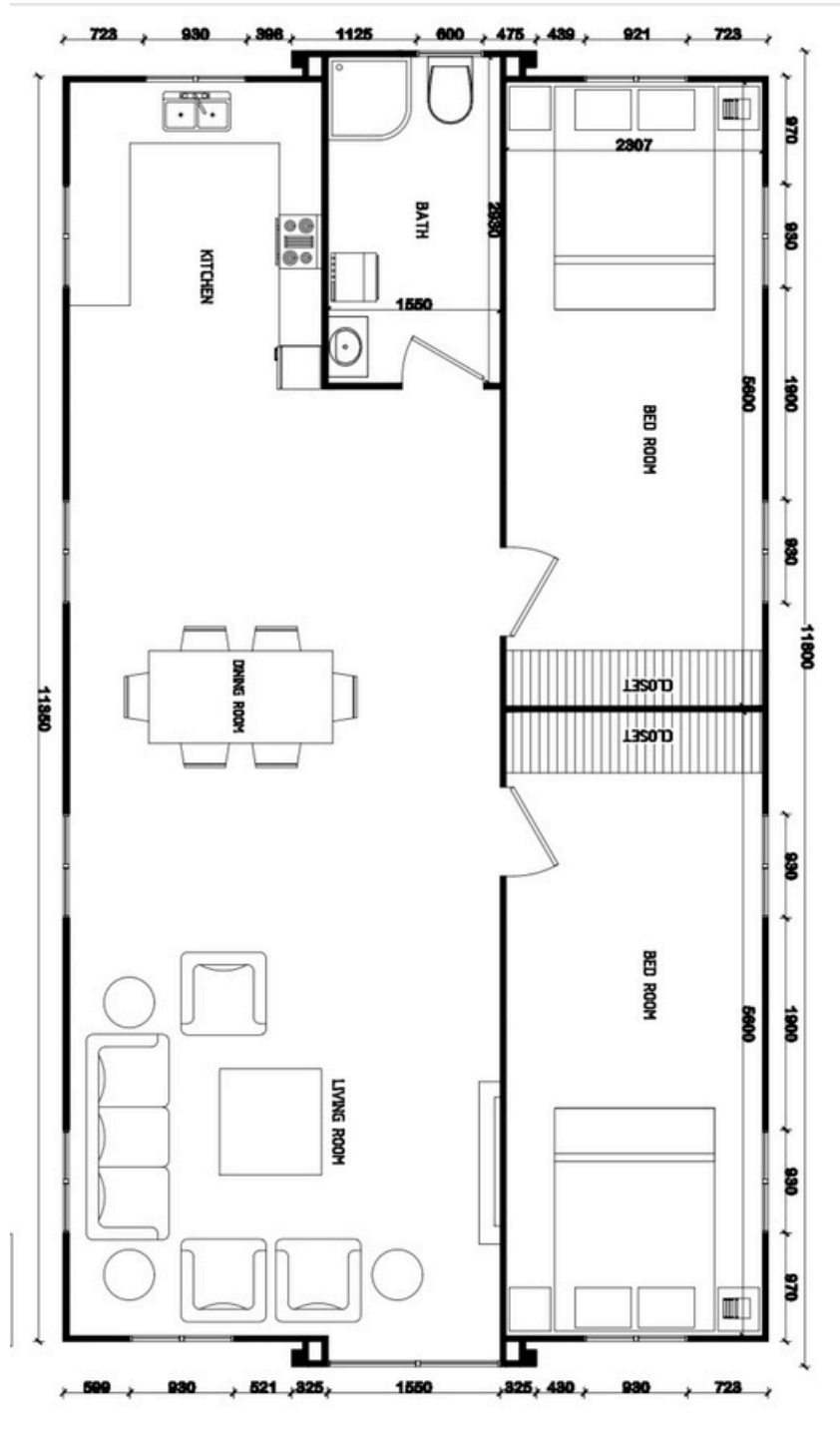
30ft Deluxe



40ft Deluxe

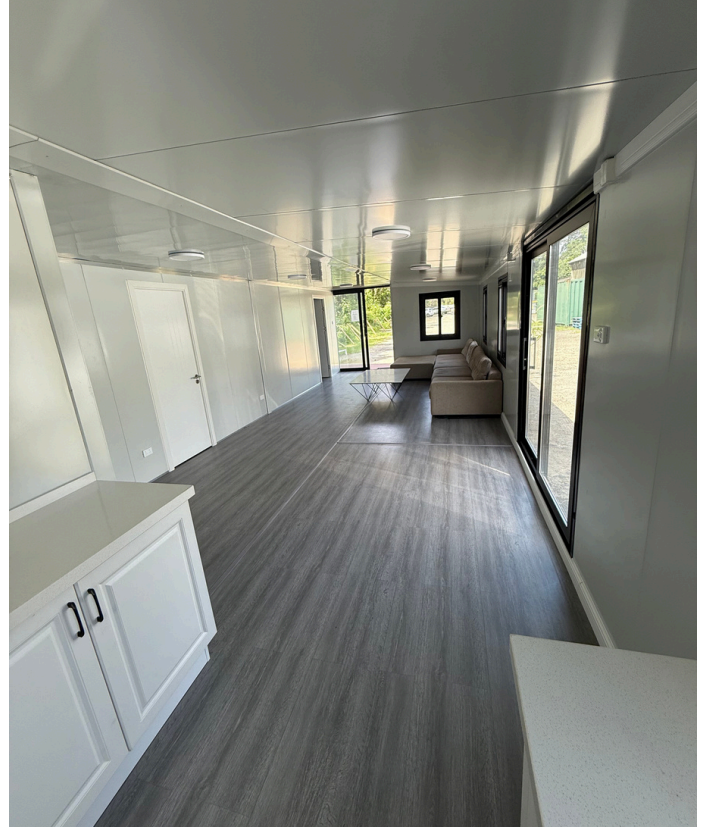


From **\$57,000**



Specifications: 6.3M x 11.8M - 70 SQM

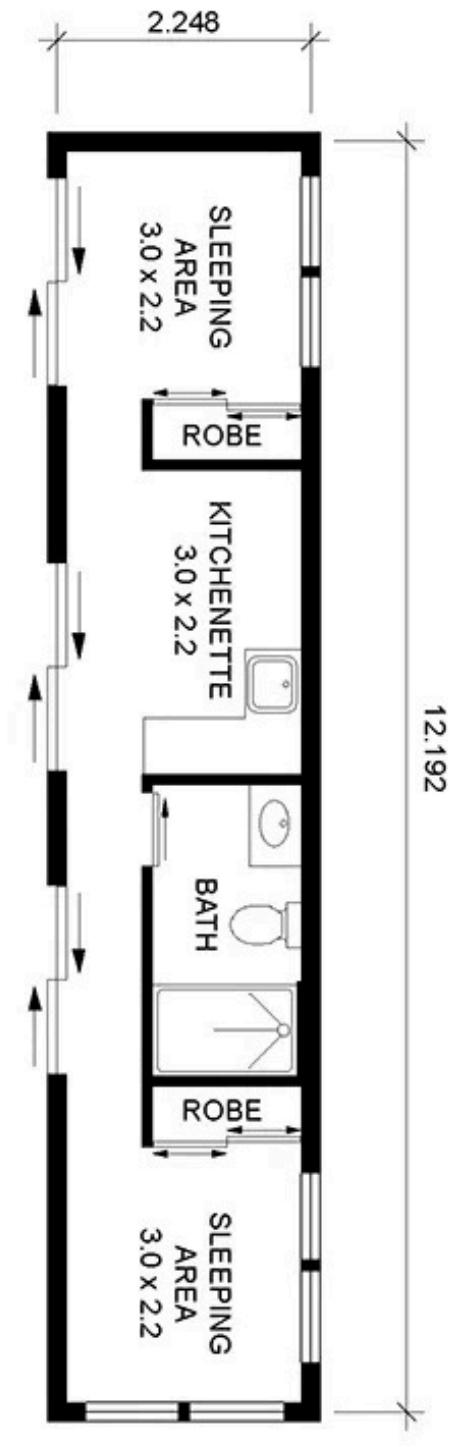
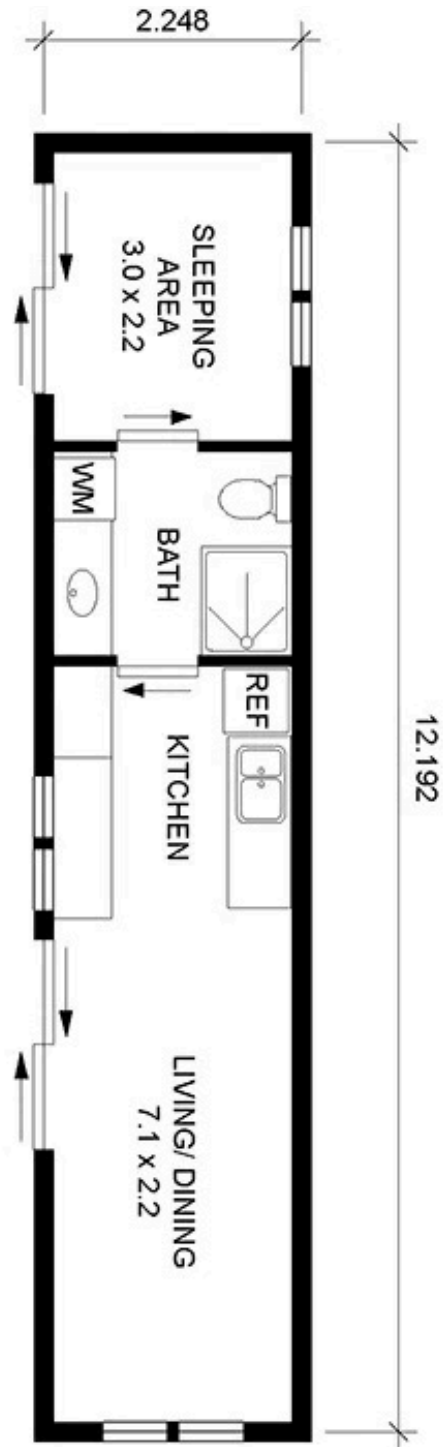
40ft Deluxe



Container



From **\$49,000**



Specifications: 12M x 2.2M - 30SQM

Container



Trailers



Our homes are relocatable homes and can be classified as a caravan or mobile home if placed on a trailer or wheels.

Opting for one of our Expanda Home trailers is a great option if you are wanting to bypass council fees and approvals.

We partner with a local Australian supplier in Newcastle and all our trailers are built to Australian Standards and come with a registered VIN number.

| | | |
|--------------|---------------|----------|
| 20ft Trailer | 2.25m x 5.85m | \$9,500 |
| 30ft Trailer | 2.25 m x 9m | \$14,500 |
| 40ft Trailer | 2.25m x 11.8m | \$16,000 |



Our Process

Week 1

Initial meeting and display viewing;
\$1,000 holding deposit

Week 2

Finalise plans, inclusions & requirements.
First progress payment

Week 3

Plans approved in workshop

Week 4

Commence build, structural beams and galvanising.

Week 5

External spray paint
Second progress payment

Week 6

Internal wall fit-out and vinyl flooring

Week 7

Bathroom fit-out

Week 8

Kitchen installation, concrete footings and piers

Week 9

Plumbing mains and electrical mains

Week 10-12

Delivery, crane install, home setup and completion
Final payment.



CONTACT US

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