



expandahomes.
instant expandable portable units & tinyhomes

MODERN LIVING, MADE EASY!

Instant expandable portable homes & tiny homes designed for Australian lifestyle.

Australian Owned & Operated | Lake Macquarie NSW

 www.expandahomes.com.au

WHO WE ARE

We are a proud Australian owned company based in Lake Macquarie, NSW. At Expanda Homes we specialize in creating high-quality, sustainable tiny homes and portable homes designed to meet your unique lifestyle needs.

OUR MISSION

Our mission is to make modern living more accessible without compromising on quality. 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.

SMART DESIGN

We believe that less is more, using smart design solutions, we create spaces that are not only beautiful but practical and space efficient. Our experienced team work closely with you to bring your vision to life - from compact homes for minimalists to stylish spaces for loved ones.



INCLUSIONS & UPGRADES

Every Expanda Home comes fully equipped and ready for connection.

Kitchen & Bathroom:

- Full kitchen setup with sink
- Shower
- Toilet
- Vanity & mirror

Structure

- Insulated wall panels
- Reinforced steel floor
- Cement fibre flooring.
- Waterproof membrane roof
- Structural Certificate

Windows & Doors

- Aluminium windows & door frames
- Double glazed windows
- Fly screens.

Electricals & Plumbing

- SAA Australian Standard Electricals
- Safety switchboard.
- Fully wired & plumbed ready for connection.

Optional Upgrades

- Cladding
- High Ceilings
- Skillion Style roof
- LED Down lights
- 1800mm Windows
- Glass Sliding Door



DELUXE CONTAINER

From **\$60,000**

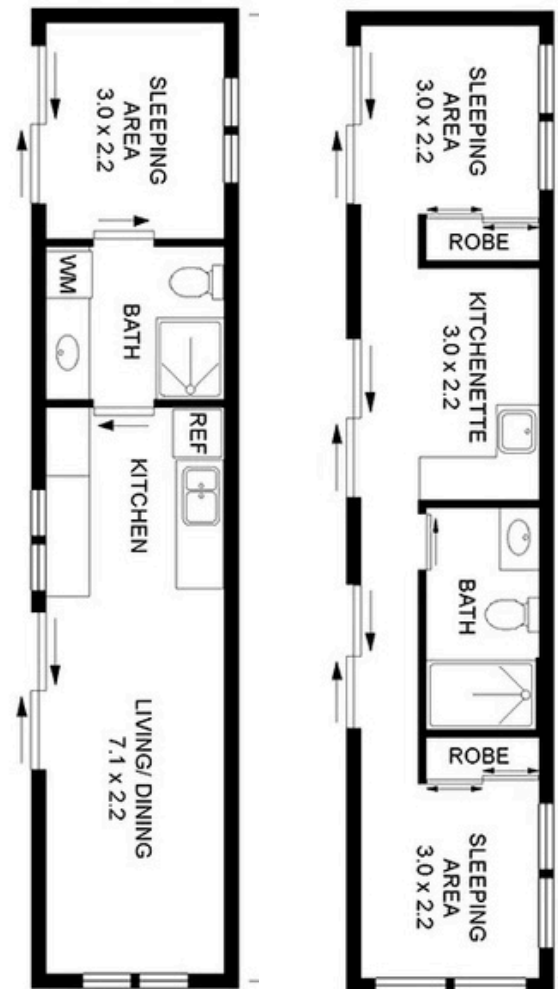
Perfect for: Narrow blocks, tight spaces & a modern industrial aesthetic. Offers strength, style and comfort and is delivered ready to move straight in.

DIMENSIONS:

12M X 2.2M

TOTAL AREA:

30 SQM



THE 20FT DELUXE

From **\$35,000**

Perfect for: Home office, guest rooms or compact living. Offers open plan living space with separate kitchen & bathroom.

DIMENSIONS:

6.3M X 5.85M

TOTAL AREA:

37 SQM



THE 30FT DELUXE

From **\$51,000**

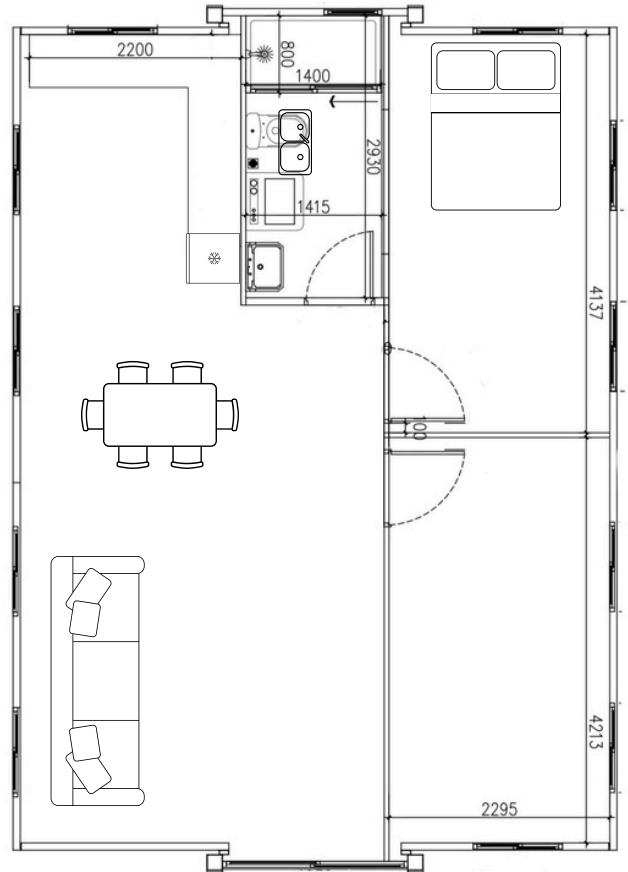
Perfect for: Couples or small families needing extra space. Offers spacious living & dining areas with separate bedrooms.

DIMENSIONS:

6.3M X 9.0M

TOTAL AREA:

57SQM



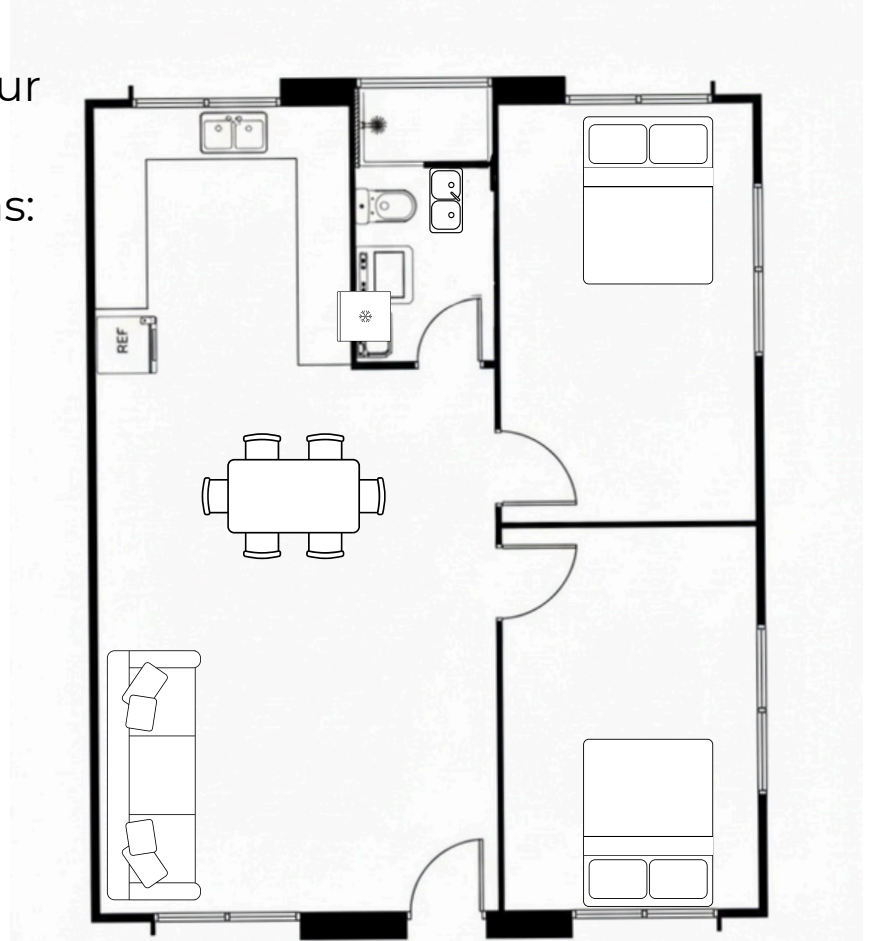
THE 30FT KING

From **\$64,000**

Perfect for: Everything our 30ft Deluxe offers with included upgrades such as:
External cladding,
Internal wall panels,
Downlights,
2-4 high ceilings,
SPC Floorboards,
1800m window upgrades
& more.

DIMENSIONS:
7M X 9.0M

TOTAL AREA:
63 SQM



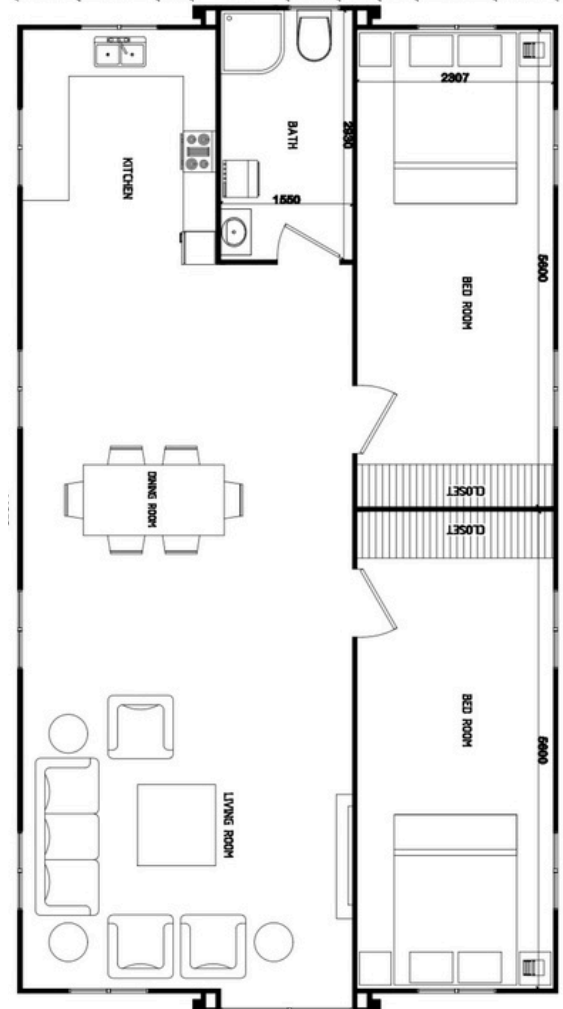
THE 40FT DELUXE

From **\$57,000**

Perfect for: Full time family living or holiday rentals. Offers an expansive, design with large living & dining space. Available in 2 or 3 bedroom option.

DIMENSIONS:
6.3M X 11.8M

TOTAL AREA:
70 SQM



THE 40FT KING

From **\$73,000**

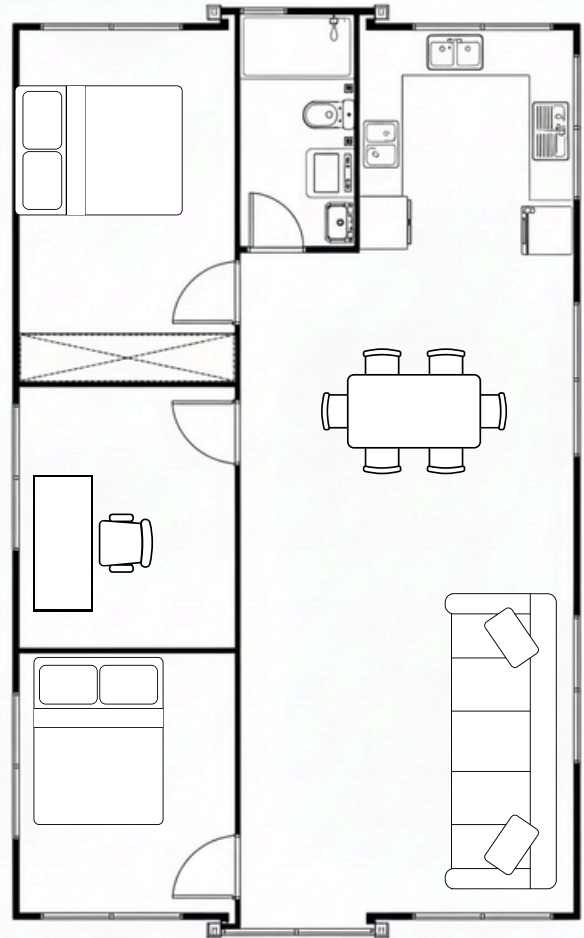
Perfect for: Everything our 40ft deluxe offers with included upgrades such as:
External cladding,
Internal wall panels,
Downlights,
2-4 high ceilings,
SPC Floorboards,
1800m window upgrades
& more.

DIMENSIONS:

7M X 11.4M

TOTAL AREA:

79 SQM



TRAILER

Our homes are designed to be relocatable and can be categorized as either a caravan or a mobile home when placed on a trailer or wheels. Choosing to add one of our trailers is an excellent way to bypass council fees and approvals.

We partner with a local Australian supplier in Newcastle, ensuring that all our trailers are constructed to meet Australian Standards and come equipped with a registered VIN number.



ADDITIONAL SERVICES

We don't just sell homes, we offer additional services to help you get set up - dependant on your location we can assist with:

- Delivery.
- Crane Hire
- Home set up & fit out
- Concrete footings
- Besser Block Piers
- Decking
- Colourbond roofing

PRICE LIST	20FT DELUXE	30FT DELUXE	30FT KING	40FT DELUXE	40FT KING	CONTAINER
Home	\$35,000	\$51,000	\$64,000	\$57,000	\$73,000	\$59,000
Trailer	\$9,500	\$14,500	\$14,500	\$16,500	\$16,500	N/A
Home Set Up & Fit Out	\$4,500	\$7,000	\$8,000	\$8,000	\$9,000	N/A
Concrete Footings & Piers	\$4,500	\$8,000	\$8,000	\$8,000	\$8,000	\$4,000
Cladding	\$2,000	\$3,000	Included	\$4,000	Included	N/A
High Ceilings	\$3,000	\$4,000	Included	\$5,000	Included	Included
Glass Sliding Door	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
1800m Windows (per window)	\$500	\$500	Included	\$500	Included	\$500

Prices are subject to change. Delivery and site costs are calculated separately.

OUR PROCESS

Week 1

Initial meeting and display viewing;
\$3,000 holding deposit

Week 2

Finalise plans, inclusions & requirements.
First progress payment - 35%

Week 3

Plans approved in workshop

Week 4

Commence build, structural beams
and galvanising.

Week 5

External spray paint
Second progress payment - 35%

Week 6

Internal wall fit-out and vinyl flooring

Week 7

Bathroom fit-out

Week 8

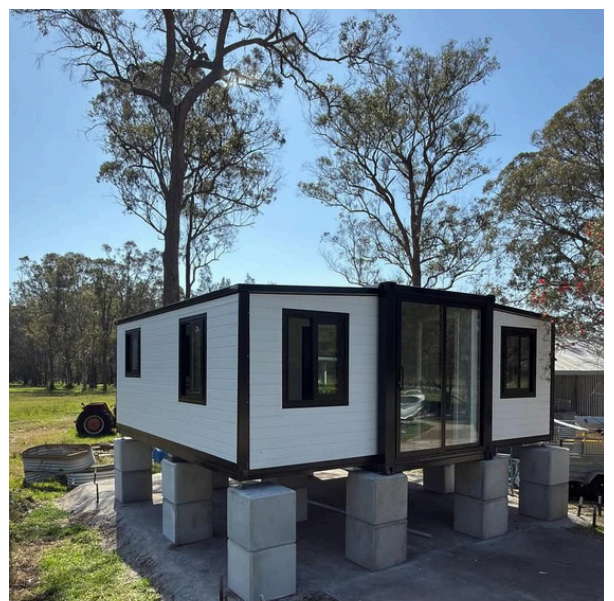
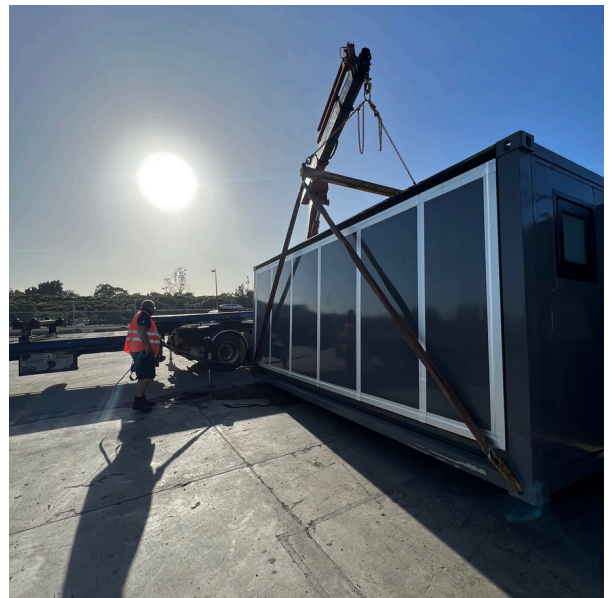
Kitchen installation, concrete footings
and piers

Week 9

Plumbing mains and electrical mains

Week 10-12

Delivery, crane install, home setup and completion
Final payment - 30%



FREQUENTLY ASKED QUESTIONS

Q: Does the price include delivery ?

A: As delivery costs are charged per km & change depending on where you live, delivery is not included in the standard price. However, just send us your suburb or address and we can give you a quote.

Q: Will I need council approval ?

A: That depends on how you set it up! We like to work on the "tiny home" model because placing the home on a trailer classifies it as relocatable, which will often bypasses any council fees or approvals. If you plan to build permanently, give your local council a quick call to check their rules.

Q: What are the homes made of ?

A: They are built to last. We use a rust-proof galvanised steel frame and 75mm insulated panels to keep you cool in summer and warm in winter. Plus, they come move-in ready with windows, flooring, kitchen, and bathroom installed.

Q: What foundation do I need ?

A: This depends on the specific site and the size of the unit. The most common foundations are concrete slabs or pier/footing systems.

Q: How long does it take to get one ?

A: If we don't have your dream model in stock right now, the turnaround time is usually 10–12 weeks. This gives you plenty of time to get your site ready while we build your home!

Q: Are they made in Australia ?

A: Our homes are manufactured overseas to keep prices competitive, but they are built specifically for Australian conditions. They come with full engineering certification, and all plumbing and electrical are 100% Australian Standard compliant.

Q: How do I get power and water ?

A: It's easy—the home comes fully wired and plumbed. You just need a local electrician and plumber to connect it to the mains once it arrives & is set up on site.

Q: Do you offer warranty ?


A: Absolutely. We stand by our homes with a 12-month warranty for your peace of mind.

START YOUR TINY HOME JOURNEY

Explore the possibilities with us and discover how an Expanda Home can be the perfect addition to your property.



CONTACT US TODAY

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