



**EXPANDABLE HOMES**  
Complete in every detail



**Bringing Comfort And  
Functionality Together**

## **EXPANDABLE HOME**

Integrated Housing Solution

### **Strength:**

- Affordable
- Reliable
- Customizable



0449 598 188 (Wayne)

[www.expandablehomes.com.au](http://www.expandablehomes.com.au)

Sydney, NSW









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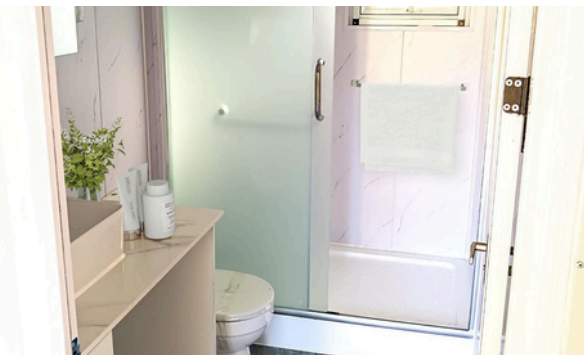
contact [support@expandablehomes.com.au](mailto:support@expandablehomes.com.au)  
for more information.



# 20 FT Premium

L: 5.90m W: 6.42m H: 2.25m

-  37 Sqm
-  2 Bedroom
-  1 Bathroom
-  Kitchen
-  Living Room
-  Preinstalled wiring and pipe



Spacious living room, bathroom with sperate shower and two cozy rooms. This model can comfortably accommodate two adults and one children.

**Price Starting At \$32,000  
incl GST**



**INSPECT NOW 0449 598 188**










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# 30 FT Premium

L: 9.00m W: 6.42m H: 2.25m

-  56 Sqm
-  2 Bedroom
-  1 Bathroom
-  Kitchen
-  Living Room
-  Preinstalled wiring and pipe

Spacious living room, bathroom with sperate shower and two cozy rooms. This model can comfortably accommodate three adults and one children.



**Price Starting At \$45,000  
incl GST**



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# 40 FT Premium

L: 11.80m W: 6.42m H: 2.25m

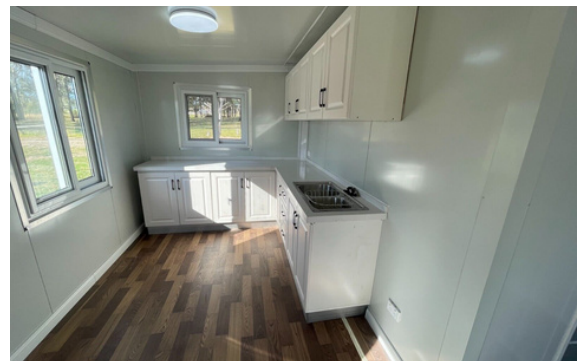
- 74 Sqm
- 3 Bedroom
- 1 Bathroom
- Kitchen
- Living Room
- Preinstalled wiring and pipe

Spacious living room, bathroom with sperate shower and three cozy rooms. This model can comfortably accommodate four adults and two children.

**Price Starting At \$53,000  
incl GST**



**INSPECT NOW 0449 598 188**





# EXTRAS

## CLADDING PANEL

CUSTOMIZABLE BASED ON PREFERENCE

FROM \$3,000 INCL GST



## INTERIOR DESIGN

WALLBOARD, FLOOR, LIVING ROOM, KITCHEN, BATHROOM, BEDROOM ARE MODIFIABLE AND CUSTOMIZABLE



## EXTERIOR DECKING

CUSTOMIZABLE BASED ON PREFERENCE

FROM \$2,000 INCL GST



## PITCHED ROOF

CUSTOMIZABLE BASED ON PREFERENCE

FROM \$5,000 INCL GST





# CERTIFIED HOME

OFFER FROM **\$45,000**



## EVOLUTIONIZING CONSTRUCTION

- 50% Faster & Cheaper vs traditional builds
- Meets Australian standards and regulations
- Expert team offers custom, hassle-free setup

## FEATURES

**CONTACT US**

 0449 598 188

 [expandablehomes.com.au](https://expandablehomes.com.au)

# Pricing (WITHIN 100KM TO CBD)

## COMPARISON CHART

| PRICING                       | 20FT Expander   | 30FT Expander   | 40FT Expander   | CONVENTIONAL GRANNY FLAT |
|-------------------------------|-----------------|-----------------|-----------------|--------------------------|
| Size (Approx.)                | 37m2            | 56m2            | 74m2            | 60m2                     |
| Council Fees & Certifications | TBA             | TBA             | TBA             | TBA                      |
| Design & Engineering          | TBA             | TBA             | TBA             | TBA                      |
| Delivery                      | \$1,500         | \$2,000         | \$2,500         | \$0                      |
| Installation/Construction     | TBA             | TBA             | TBA             | TBA                      |
| Council Contribution          | TBA             | TBA             | TBA             | TBA                      |
| Price                         | \$45,000        | \$55,000        | \$63,000        | \$150,000                |
| <b>Total</b>                  | <b>\$46,500</b> | <b>\$57,000</b> | <b>\$65,500</b> | <b>\$150,000</b>         |

# Time

## COMPARISON CHART

| TIME                    | 20FT Expander        | 30FT Expander        | 40FT Expander        | CONVENTIONAL GRANNY FLAT |
|-------------------------|----------------------|----------------------|----------------------|--------------------------|
| Application Timeframe   | 3 Months             | 3 Months             | 3 Months             | 3 Months                 |
| Delivery & Installation | 3 Months (same time) | 3 Months (same time) | 3 Months (same time) | 0                        |
| Construction            | 1 Week               | 1 Week               | 2 Weeks              | 9 Months                 |
| <b>Total</b>            | <b>3 Months</b>      | <b>3 Months</b>      | <b>3.5 Months</b>    | <b>12 Months</b>         |

# BUYERS GUIDE



## CLIENT

### STEP 1 – SITE ASSESSMENT

Once the address is provided and the intent is confirmed, our engineering team will review the location and regulations, then conduct a preliminary assessment to define the required scope of work.



### STEP 2 – DA/CDC APPROVAL

After completing the initial site assessment, we will provide a quotation for the relevant fees, along with the required documentation for obtaining necessary approvals to proceed with the building.



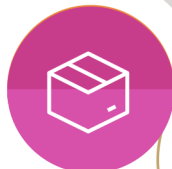
### STEP 3 – SIGN OFF PRODUCT & OPTIONS

The client finalizes the product selection, floor plan, color scheme, and options with the salesperson. A 50% deposit is required to confirm the order and initiate production.



### STEP 4 – PRODUCTION, PACKING & SHIPPING

The order is placed into production with a lead time of 8 to 12 weeks, then packed and shipped to the nearest Australian port. Throughout the process, photos and videos will be provided.



### STEP 5 – DELIVERY & INSTALLATION

The remaining balance is due upon receipt of the arrival notice. Delivery will be confirmed during customs clearance, followed by transportation and installation at the final destination.



### STEP 6 – COMPLETION

Extras and connections are installed and tested—now it's time to celebrate and enjoy!

