

MODEL 02 · KITCHENETTE

Onyx

A studio pod with a granite kitchenette and full ensuite. 5.80 × 2.77 m.

\$55,160 Excluding GST	2.5 tonne Trailer base	5 years Warranty	Built in Sydney Build
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Dimensions

EXTERNAL	5.80 × 2.77 × 2.77 m	INTERNAL	5.50 × 2.55 × 2.40 m
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Inclusions

■ Kitchen with induction cooker, natural granite countertop — 1800 × 900 × 600 mm	
■ Reverse cycle aircon, 2.5 kW	■ Queen bed — 1500 × 2000 × 400 mm, pocket spring mattress
■ Wardrobe — 965 × 2000 × 600 mm	■ Normal flush toilet, macerator pump to 30 m
■ Shower tray — 1470 × 1270 mm, adjustable rail	■ Vanity cabinet, wash basin & mirror
■ 16 L gas water heater	■ Open provision for 90 L refrigerator
■ 4× 10 A power sockets + IP66 15 A incoming supply	■ 5 mm hybrid SPC flooring
■ Pre-plumbed, LED oyster lights	

Building materials

Building-grade, panel by panel.

SUBFLOOR	17 mm marine plywood or waterproofed MgO panel, screwed to the subfloor.
FLOORING	5 mm SPC hybrid timber on cement-board subfloor — water, rot & insect resistant.
WALLS	75 mm double-sided powder-coated steel sandwich panel, internally lined with 9 mm engineered composite waterproof panels or 9 mm plywood. Dark-grey Colorbond® corrugated steel + WPC composite outside.
ROOFING	Corrugated steel — 3 mm steel plate over the main body section; insulated panels on the outside folding roof panels. Galvanised & painted.
ELECTRICAL & PLUMBING	Compliant with Australian safety standards and regulations.
WINDOWS & DOORS	Aluminium-framed, double-glazed tempered glass with flyscreens, 5 mm glass.
SHOWER CABIN	8 mm tempered glass with ABS shower tray.
INSULATION	75 mm rockwool — walls · 100 mm rockwool — roof.
STRUCTURE	Structural steel RHS / SHS chassis & posts, epoxy-coated. Chassis 150×100 RHS · posts 150×150 SHS · bearer 70×50 RHS · joist 50×30 RHS. Corner castings ×4, painted gloss.
FURNITURE	18 mm moisture-resistant MFC.
DOORS	Sliding glass, lockable aluminium entry door; locks on all doors; privacy-glass aluminium sliding bathroom door.
WALL FINISH	Existing colour, off-white, or Monument Grey
KITCHEN	Soft-closing cabinetry, single-bowl stainless sink & mixer, 15 mm natural black granite benchtop. Provisional space for fridge & free-standing cooker (not included).
ELECTRICAL	Power & lighting points prewired inside walls; fit-off required after install. Mains supply at rear of expander. Smoke alarm hardwired per habitable room (customer must install).
PLUMBING	Bathroom is pre-plumbed. Water, waste, sewer, sink & mixer connection points located outside on the rear wall.
BATHROOM	ABS shower tray with faucet & adjustable rail, grey floor tiles, S-trap soft-close toilet, porcelain vanity basin & hand basin with chrome mixers, SPC wall lining.

Additional features

Pergola with deck — 6.0 × 2.4 m

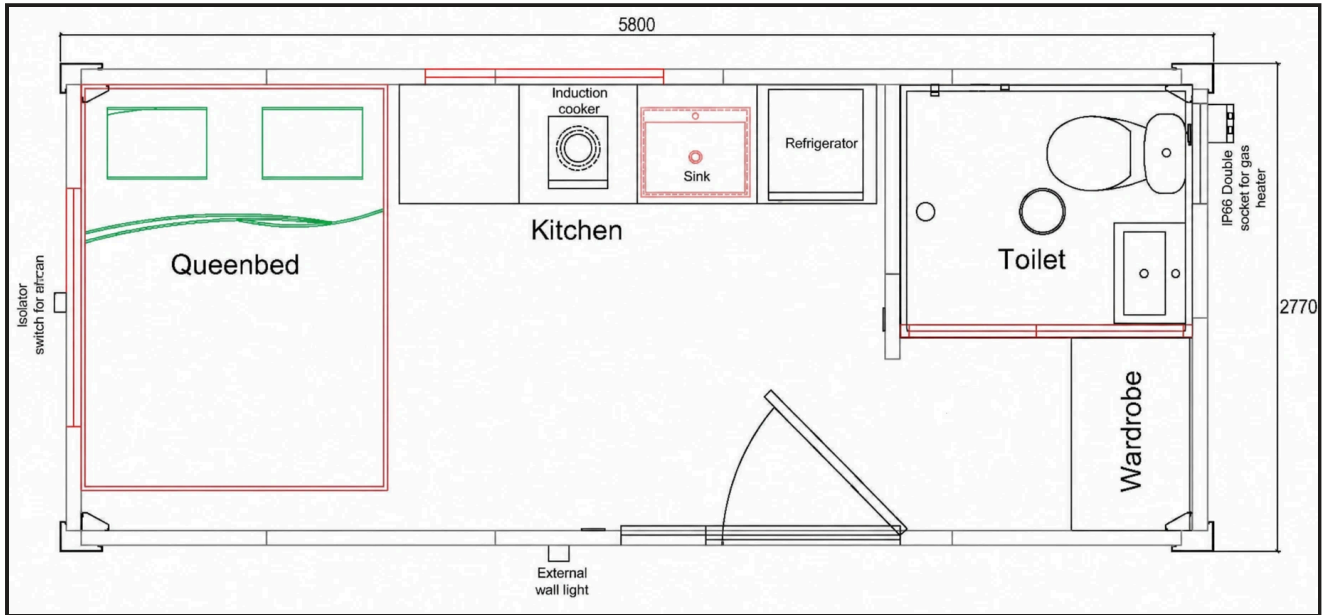
AUD \$18,999

Deck only — 3.0 × 2.9 m

AUD \$6,999

Drawings

FLOOR PLAN



5.80 × 2.77 m external. Studio with kitchenette & ensuite. Schematic not to scale.

Council compliance

Onyx does not fall under the Class 1a building category of the Building Code of Australia (BCA). Purchased together with our trailer, it is considered a caravan (movable dwelling) and can be installed in many councils without requiring approval — rules vary by council, so always check locally.

Structural engineering and plumbing certificates are not provided with the purchase.

Installation & transport

- A truck will tow the tiny house to your designated location.
- Onyx is a customer DIY installation — instructions and a video are provided. Footing plans are supplied by Tiny Down Under.
- You'll need to find and engage your own licensed plumber and electrician for any plumbing and electrical work to connect at your site.

Kitchenette & ensuite breakdown

ITEM	SPECIFICATION	BRAND / MODEL	AUD
Basic prefabricated tiny house	—	—	\$32,800
Reverse-cycle air conditioner	2.5 kW	Rinnai Invertor Split System	\$1,050
Gas water heater	16 L	Rinnai Infinity B 50°C *LPG GAS*	\$1,610
Flush toilet with macerator	—	—	\$2,700
Kitchen cabinets — soft-closing hinges & drawers, natural granite countertop, sink, hot/cold tap	1.8 × 0.9 × 0.6 m	—	\$4,000
Ensuite — hot/cold mixer, flexible-hose faucet, ABS shower tray, aluminium-glass sliding door	—	—	\$5,000
2.5 T non-towable trailer — 13R165C tyres, 10-inch jockey wheel, four stabiliser stands, electric brakes, 50 mm coupling	—	—	\$8,000
Total			\$55,160

To Buy — Plans

All amounts in AUD, including GST.

ITEM	BASIC ONYX	ONYX WITH TOILET	ONYX WITH TOILET & KITCHENETTE
Base unit	\$32,800	\$37,800	\$41,800
2.5T non-towable trailer	\$8,000	\$8,000	\$8,000
Flush toilet with macerator	—	\$2,700	\$2,700
Reverse-cycle air conditioner, 2.5 kW	\$1,050	\$1,050	\$1,050
Gas water heater, 16 L	—	\$1,610	\$1,610
Total	\$41,850	\$51,160	\$55,160

NOTES

- Ready for setup upon arrival.
- Main power connects to the main dwelling through a 15 A power socket.
- Trailer: 10-inch jockey wheel, four adjustable stands, electric brakes, 13R165C tyres, six-layer spring suspension, 50 mm coupling and breakaway electric-brake system.
- Base-unit inclusions: \$37,800 = \$32,800 basic unit + \$5,000 ensuite. \$41,800 = \$32,800 basic unit + \$5,000 ensuite + \$4,000 kitchenette.
- This deliberately excludes a bed, wardrobe and internal-wall upgrade, as they were not included in the \$56,100 breakdown.
- Price excludes: transportation from Moorebank, NSW 2170; on-site setup; power, water and sewerage connections.

Shipping

We offer free delivery within 100 km of Sydney and Brisbane, and free pickup from Moorebank. Beyond that, select the enquiry button and we'll provide a shipping quote.

Tiny Down Under Pty Ltd — Moorebank, NSW ·
tdaustralia@gmail.com · 0429 790 464

Prices in AUD, inc GST, ex delivery & on-site setup.
Specifications subject to change.

WARRANTY & TERMS

Warranty period.

We offer a 5-year warranty on the structural integrity and major components of your tiny house. This warranty begins from the date of delivery or completion of the house and covers repairs or replacements required due to defects in workmanship or materials under normal use and conditions. Electrical appliances and equipments follow manufacture warranty.

Coverage

This warranty covers the following components:

- **Structure and frame** — defects in the frame, walls, and roofing system.
 - **Windows and doors** — defects in materials or construction that affect their functionality.
 - **Plumbing and electrical systems** — faults in the installation of plumbing, wiring, and fixtures that affect their performance.
 - **Interior finishes** — defects in cabinetry, flooring, and other interior finishes.
 - **Appliances and fixtures** — part of the original installation, subject to manufacturer's warranties.
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Exclusions

This warranty does not cover:

- Damage caused by misuse, neglect, accidents, or improper maintenance.
 - Wear and tear from regular use, including cosmetic damage.
 - Damage resulting from natural disasters or external factors (e.g. storms, flooding).
 - Modifications or repairs made by third parties not authorised by us.
 - Appliances and systems covered under their own manufacturer's warranties (e.g. fridge, stove).
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Claim process

1. Contact us within 7 days of discovering the issue.
 2. Provide photos, a description of the defect, and any relevant receipts.
 3. We assess the claim and advise next steps — repair, replacement, or refund as applicable.
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Consumer rights

This warranty is provided in addition to your rights under Australian Consumer Law (ACL), which protects consumers against defective goods. If your warranty claim is not covered by this policy, you may still be entitled to a remedy under the ACL.

Limitation of liability

To the maximum extent permitted by law, our liability under this warranty is limited to the repair or replacement of the defective item or, where this is not possible, a full or partial refund.

Transferability

This warranty is transferable to subsequent owners, provided the transfer is completed within a set period of the ownership change and proper documentation is submitted.

Deposit & payment terms

- A \$1,000 deposit secures your build.
- The remaining amount plus delivery costs is due prior to delivery of your unit.
- No refunds on deposits after 24 hours from the date the deposit is received.
- Full payment must be made before the unit(s) can be delivered.
- Inspection of the unit, if wanted, must be completed before delivery.
- No refunds or returns once payment is made.
- By making payment you agree to these terms and conditions.

We deliver flat pack anywhere in Australia. Our tiny houses can be installed within 5 days.

Disclaimer

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