



# ARNHEM

The Arnhem is a spacious home that is designed with a high gable roofline over the kitchen and living area, creating a beautiful, bright open space. This single loft tiny house can sleep 1-4 people with the option to have a sofa-bed within the lounge area.



Sleeps 1-4



## Dimensions

8.4m Length  
2.4m Width  
4.3m Height



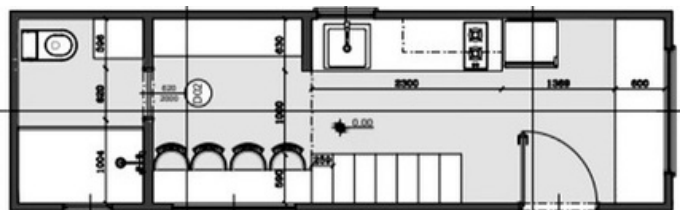
## Lock-up Stage

Starting price  
\$78,130

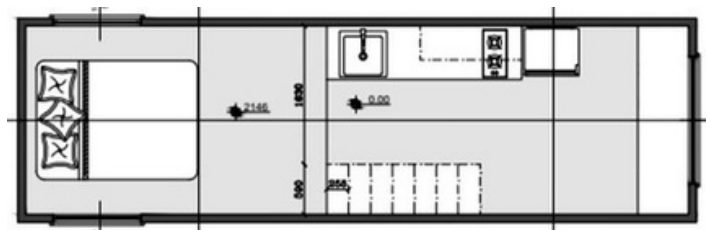


## Turn Key

Starting price  
\$140,000



Ground Floor



Loft Floor



Scan for a  
Virtual Tour!



# FEATURES



## Structure

- Tri-Axle 8.4m x 2.4m Trailer with Stabilisers and Electric Brakes
- Rated to 4.5 Ton
- Trucore Engineered Steel Frame
- Yellow Tongue Sheet Flooring
- Underfloor Insulation
- Earthwool R-2.5 Sound Shield Insulation

## Internal

- Easycraft Easy VJ Lining Boards to Walls & Ceiling
- Timber Laminate Flooring
- Fully Painted, Dulux White on White
- Porta Timber Feature Wall Cladding
- Breakfast Bar with Bi-Fold Window
- Loft Area with Queen Size Mattress Space
- Staircase Storage to Loft Area

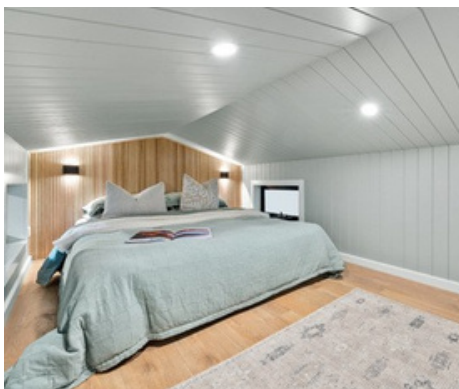


## External

- Colorbond Steel Roof
- Colorbond Steel Wall Cladding
- Silvertop Ash Cladding to Front Facade
- Aluminum Low E Glass Doors & Windows
- Flyscreens to all Windows

## Kitchen

- Xenolith Kitchen Benchtop
- Polytec Soft Close Drawers & Cupboards
- Fisher & Paykel Two Burner Induction Cooktop
- ABI Interior Chrome Mixer Tap
- Single Stainless Sink with Drainer
- Bosch Electric Oven
- Fisher & Paykel Draw Dishwasher



## Bathroom

- 900mm x 900mm Tiled Shower
- ABI Interior Chrome Tapware
- Wall Mount Vanity with Round Basin Bowl
- Xenolith Benchop
- Swing Shower Screen with Aluminum Frame
- Back to Wall Toilet Suite
- Tiles to Bathroom Floor
- Metal Frame Mirror



## Electrical

- Energy Efficient LED Downlights
- Exterior Up/Down Lights
- Double Power Points throughout
- Bathroom Exhaust Fan
- Smoke Detector
- 16Ltr Gas Hot Water System
- Safety Switchboard
- Power Inlet 15 AMP
- Mitsubishi 2.5kw Split System
- TV & Ariel Point
- Dual Gas Regulator
- Two Way Light Switches