



More than a tiny house.
It's a MicroHome.

3.2 METRES WIDE · MELBOURNE-MADE

A tiny home that actually lives like a home.

A standard tiny house is built to 2.4 metres wide. Ours is built to 3.2. That extra 800mm is roughly a third more floor area for the same length — room for a separate bedroom with a door that closes, a full bathroom, and the full-size furniture you already own.

Engineered to building-code standards, registered as a caravan with VicRoads in Victoria, and built by registered builders in our own Chelsea Heights factory.

3.2m

Wide

BAL 29

Bushfire rated

10cm

Off the ground

33%

More floor area



What 800 millimetres actually buys you.

Width is the one thing you cannot add later. It is also the thing people who go tiny most often say they wish they'd had more of.



A separate bedroom

2.6 × 3.0m in the Urban One Bedroom, with a door that closes.



A full bathroom

Shower, vanity and laundry in one room — plus a bath in the One Bedroom.



Your own furniture

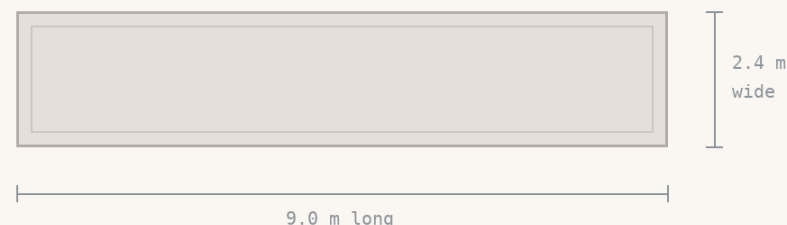
Full-size furniture you already own, not doll's-house substitutes.



Two people, one room

One person can reach the kitchen while the other stays seated.

STANDARD TINY HOUSE



≈ 21.6 m²

THE 3.2 m MICROHOME



≈ 28.8 m²



≈ 33% MORE FLOOR AREA



Delivered on its own registered chassis as an over-dimension load. Every MicroHome is inspected by National Heavy Vehicle Regulator officers and issued a compliance certificate.

HOW IT'S BUILT

Built like a building. Registered like a vehicle.



Proprietary chassis

3D-modelled and FEA stress-tested — one of the lightest and most rigid frame systems on the market.



10cm low-floor design

Step in, don't climb up. Greater stability on site and genuinely easy access.



BAL 29 bushfire rating

Built to BAL 29 Bushfire Resistant standards — fire-resistant structure and gutter system, commercial-grade toughened, double-glazed glazing.



SecureBar drawbar

SecureBar drawbar and tie-down hardware, with a drawbar that is removable after installation.

ALSO STANDARD

Commercial-grade windows and doors · Custom joinery and LED lighting · Reverse-cycle heating and cooling · Electric hot water · Automatic fresh-air system
· EasyConnect waste system with a real flushing toilet · Solar and fully off-grid options

HOW IT'S BUILT

03

INSIDE

Small home. Grown-up comforts.

Going small should not mean a composting toilet and a ladder to bed. Everything in a MicroHome is the version you already know how to use.

A real flushing toilet

A real flushing toilet on the EasyConnect waste system — not a composting toilet.

Reverse-cycle climate control

Heating and cooling as standard, not an upgrade.

A real kitchen

Induction cooktop, electric oven, full-height cabinetry and a stone-look benchtop.

A separate bathroom

Shower, vanity and laundry behind a door — with a bath in the One Bedroom.

No lofts, ladders or stairs

Everything on one level, on a chassis about 10cm off the ground.

INSIDE



WHO IT'S FOR

The same home, three different reasons.

Most people arrive for one of three reasons. The home doesn't change — what changes is the question you're trying to answer.



Downsizing & tree-change

Sell the big house, shed the upkeep, and put a home that suits the way you live now on the block you love.



The granny-flat alternative

A second, self-contained home in the backyard — real privacy for a parent or an adult kid, a few steps from your door.



A relocatable income asset

A self-contained dwelling on a spare block, sited in weeks rather than years. Run your own numbers on it.

WHO IT'S FOR



OFF THE GRID

Untethered, if that's what the block needs.

Not every site has services at the boundary. Every MicroHome can be specified to run without them — a solar-powered option, or a fully off-grid build for water, power and waste.



Power

A solar-powered option, or a fully off-grid electrical system.



Water

Self-contained water for sites where mains services are limited.



Waste

A real flushing toilet on the EasyConnect waste system, self-contained on site.



Climate

Reverse-cycle heating and cooling, standard in every MicroHome.

OFF THE GRID

06

One platform. Four homes.

Every model shares the same 3.2m platform, the same FEA-tested chassis and the same commercial-grade finish. What changes is the length and what you put inside it.



Urban Studio

6.0 × 3.2m · 21.2m²

FROM

\$144,100

INC GST



Urban Multispace

6.0 × 3.2m · 19.2m²

FROM

\$88,000

INC GST



Urban One Bedroom

9.0 × 3.2m · 28.8m²

FROM

\$149,000

INC GST



Urban Modular

Two 9.0m modules · 53m²

FROM

\$260,000

INC GST

Prices are from-prices including GST. Installation is quoted job by job and is not included; utility connections, site works and registration are additional. We give you an itemised build cost in writing before you commit.

MODEL 01

Urban Studio

The perfect backyard second home — self-contained, with a separate bathroom and laundry, and no wasted centimetre.

FLOOR PLAN



FROM

\$144,100

INC GST

Installation quoted separately. Excludes site works, service connections and registration.

SPECIFICATION

Overall	6.0 × 3.2 m
Floor area	21.2 m ²
Bedroom	Open plan, sleeps 2
Bathroom	Full, with laundry
Kitchen	Full kitchen
Build time	12 weeks + queue

MODEL 02

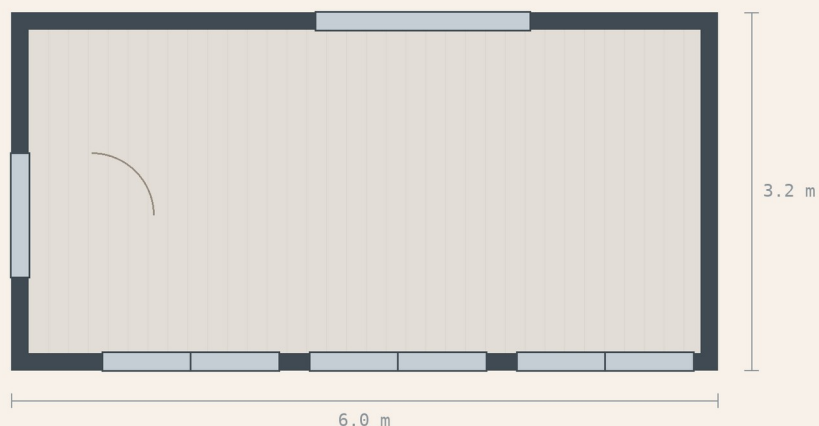
Urban Multispace

A 6.0 × 3.2m open, unplumbed space with commercial-grade finishes — ready to fit out as an outdoor office, consulting room, studio or quiet room of your own.



FLOOR PLAN

OPEN PLAN • UNPLUMBED



Power, lighting and data throughout. No plumbing.

FROM

\$88,000

INC GST

Installation quoted separately. Excludes site works, service connections and registration.

SPECIFICATION

Overall	6.0 × 3.2 m
Floor area	19.2 m ²
Layout	Open plan
Plumbing	None – unplumbed
Services	Power, lighting & data
Build time	12 weeks + queue

MODEL 03

Urban One Bedroom

A genuine one-bedroom home with a separate living zone — room to actually spread out.

FLOOR PLAN



FROM

\$149,000

INC GST

Includes Melbourne metro delivery. Installation quoted separately; site works, service connections and registration additional.

SPECIFICATION

Overall	9.0 × 3.2 m
Floor area	28.8 m ²
Bedroom	Separate, 2.6 × 3.0 m
Bathroom	Bath + separate shower
Kitchen	Full kitchen
Build time	12 weeks + queue

MODEL 04

Urban Modular

Any two of our sizes, joined into one home — a true 53m² of living space as two 9.0m modules.

FLOOR PLANS • EXAMPLE LAYOUTS



FROM

\$260,000

INC GST

Installation quoted separately. Excludes site works, service connections and registration.

SPECIFICATION

Configuration	Two joined modules
Floor area	53 m ² • two 9.0m modules
Bedrooms	1 or 2
Bathroom	Full bathroom
Kitchen	Full kitchen & laundry
Build time	12 weeks + queue

Against a shipping container and a standard tiny house.

	MICROHOME	CONTAINER	TINY HOUSE
3.2 metres wide	YES	NO – 2.4–2.5M	NO – 2.4–2.5M
Built on a registered chassis	YES	NO	YES
BAL 29 Bushfire Resistant structure	YES	NO	RARELY
Built by registered builders	YES	NO	VARIES
Registered as a caravan (Victoria)	YES	NO	VARIES
Step-in low-floor design (approx. 10cm)	YES	NO	NO
No loft, ladder or stairs	YES	VARIES	RARELY
Removable drawbar	YES	N/A	NO
Full bathroom with laundry	YES	VARIES	VARIES
Insurable as a movable dwelling	YES	VARIES	VARIES
Council approval confirmed for your block	ASK	ASK	ASK

That last row is the honest one. No home on wheels — ours included — arrives with council approval attached. Being registered as a caravan changes which approvals apply; whether that holds for your property depends on your council and your zone.

Can you legally live in one full-time? It depends — and here's on what.

The honest answer is: sometimes yes, sometimes with conditions, and it depends heavily on your council. If your council will allow you to stay in a caravan in your area, you can do the same in a MicroHome. Here is what actually decides it.

We walk you through exactly how it works for your property — before you commit.

01 **It's a movable dwelling, not a building**

MicroHomes Group has a special arrangement with VicRoads that allows us to register a MicroHome as a caravan in Victoria — even at 3.2m wide.

02 **That changes which approvals apply**

That classification is often what lets a movable dwelling avoid the building permit a granny flat or an extension would need. Whether it holds depends on your council and your zone.

03 **Occupancy is a separate question**

How long you can stay, and whether it can be your only home, are decided by your council and your zone — so they have to be confirmed for your address before you commit.

04 **Services usually need approval**

Even where a caravan bypasses a building permit, connecting to mains water and sewer can still need council approval. Off-grid can simplify this.

From first call to move-in day.

Four clear steps, one dedicated project manager, and a fixed timeline you can plan your life around.

01

Design consult

We map your site, your needs and your budget, and tailor a layout that fits your block.

02

Custom build

Built in our Melbourne factory — 12 weeks from the start of your build, plus however long the queue is when you sign.

03

Delivery & install

Delivered via a licensed transport company on its own registered chassis, and set level on site — including tight, steep or muddy blocks.

04

Move in

We help connect your services and hand over. One project manager stays with you the whole way.

OWNERS

Delivered on time and on budget. Our site was challenging — steep and muddy — but they installed it perfectly. Very well built, with a quality fit-out inside.

MIKE MCAULEY

Hayden and his team custom designed, built, delivered and installed with millimetre accuracy. A no-problem attitude the whole way through.

MICK SANDER

Delivered on budget and within the stated time frame. A tight installation location proved no issue at all.

ANNE ALTMANN



Come and stand in one.

We usually have at least one finished MicroHome in the workshop. Book a factory tour, stand in the 3.2 metres, and ask us the hard questions about your block before you commit.

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