



Iris

A 20ft expander that opens into a 1 bed home — 1 bed, 1 bath, 1 kitchen, fully fitted in 23m².

Australian engineered for Australian conditions. The Iris arrives as a single 20ft unit and expands on-site into 23m² of living space — finished inside and out, with insulated walls, double glazing and WaterMark-certified plumbing.

BACKYARD STUDIO**GRANNY FLAT****SHORT-TERM STAY****READY-TO-RENT**

1 BED · 1 BATH · EXPANDER HOME
23M² · DELIVERED READY

2026

01 · THE IRIS

A compact footprint that opens into one open-plan zone.

Iris arrives as a single 20ft unit and expands on-site into 23m² of living space — a 1 bed, 1 bath, 1 kitchen layout, fully finished. Pre-built, pre-plumbed, pre-wired — engineered in Australia, delivered ready to connect.

23m²

EXPANDED

1

BEDROOM

2,500kg

WEIGHT

12wk

LEAD TIME

02 · CONFIGURATIONS

Configure it your way.

01

OPEN PLAN

Spacious open-plan main zone with a fully enclosed bathroom suite. Bring your own kitchen and furniture, or add the standard kitchen package.

02

FULL LAYOUT

1 bed, 1 bath, 1 kitchen — fully fitted. Open lounge with sofa zone, queen bed in the same open area, L-shaped kitchen and enclosed bathroom.



Bright, considered finishes.

05 · INTERIOR

Inside the Iris.

Two flexible layouts — pick the configuration that suits your block and your lifestyle. Open-plan living, kitchen and bedroom share the footprint with a fully enclosed bathroom.



OPEN PLAN

Open plan with private bathroom

- ✓ Spacious open-plan main zone
- ✓ Fully enclosed bathroom — shower, toilet, vanity
- ✓ Sliding glass entry door at the front
- ✓ Bring your own kitchen and furniture



FULL LAYOUT

1 bed · 1 bath · 1 kitchen

- ✓ Open-plan lounge with sofa & TV zone
- ✓ Queen-size bed in the same open area
- ✓ L-shaped kitchen with double-bowl sink
- ✓ Fully enclosed bathroom suite

INTERNAL

**L5600 × W4100
× H2250 mm**

CLOSED (TRANSPORT)

**L5900 × W2300
× H2500 mm**

EXPANDED

**L5900 × W4300
× H2500 mm**

02 · INTERIORS

Built & lived in.

Real photos from a completed Iris. Light-filled rooms, quality finishes, and every square metre working hard — from the L-shaped kitchen with stone-effect benchtop to the enclosed bathroom suite.



01 · LIVING

Open-plan living & sleeping



02 · KITCHEN

L-shape bench, stone-effect benchtop



03 · BATHROOM

Shower, vanity & WC suite



04 · SINK & TAPWARE

Stainless sink with gooseneck mixer



05 · VANITY

Wall-mounted vanity & mirrored cabinet



06 · SHOWER

Frosted glass screen, rainfall head

03 · EXTERIOR

Cladding finishes.

STANDARD INCLUSION

Ten exterior cladding options — from natural timber tones to coastal neutrals, contemporary greys and brick-effect panels. Every finish is weather-tested for Australian conditions and colour-matched to Iris's architectural lines.



Rustic Cedar
CLADDING



Arctic Grey
CLADDING



Stone Grey
CLADDING



Soft Linen
CLADDING



Dune
CLADDING



Sandstone
CLADDING



Natural Oak
CLADDING



Smoked Oak
CLADDING



Slate Brick
CLADDING



Chalk Brick
CLADDING

Floors, two ways.

Choose between timber-look PVC vinyl (standard) or premium hybrid plank (upgrade) — both engineered for Australian conditions and available across every Iris configuration.

Vinyl Flooring

STANDARD · 7 DESIGNS

STANDARD INCLUSION



Whitewashed Oak
VINYL · 12MM



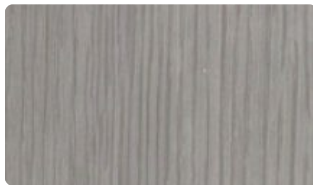
Bleached Oak
VINYL · 12MM



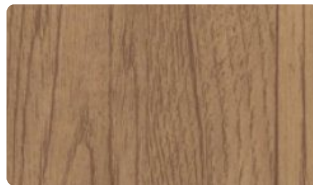
Pale Maple
VINYL · 12MM



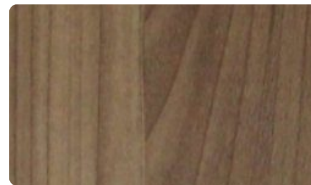
Weathered Ash
VINYL · 12MM



Coastal Grey
VINYL · 12MM



Golden Teak
VINYL · 12MM



Walnut
VINYL · 12MM

Hybrid Plank Flooring

PREMIUM · 7 DESIGNS

OPTIONAL UPGRADE



Storm Oak
HYBRID PLANK



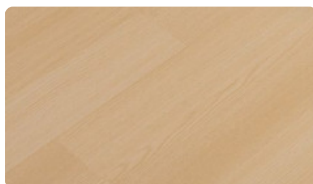
Shadow Oak
HYBRID PLANK



Silver Ash
HYBRID PLANK



Honey Oak
HYBRID PLANK



Nordic Maple
HYBRID PLANK



Mist Oak
HYBRID PLANK



Spiced Walnut
HYBRID PLANK

Bathroom walls & benchtops.

Stone-effect wall panels are fully waterproof and grout-free; benchtops come in two classic finishes. Both engineered for long life and low maintenance.

Bathroom Wall Panels

WATERPROOF · 8 DESIGNS

STANDARD INCLUSION



Alpine Calacatta
STONE PANEL



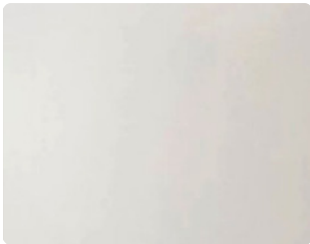
Midnight Copper
STONE PANEL



Cloud Marble
STONE PANEL



Storm Stone
STONE PANEL



Pure White
STONE PANEL



Pearl Onyx
STONE PANEL



Rose Travertine
STONE PANEL

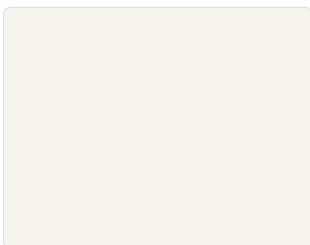


Carrara White
STONE PANEL

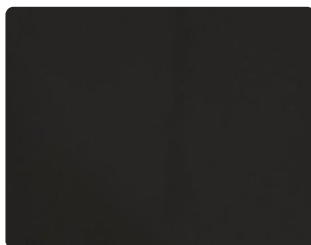
Stone-look Benchtops

KITCHEN · 2 FINISHES

STANDARD INCLUSION



Pure White
BENCHTOP

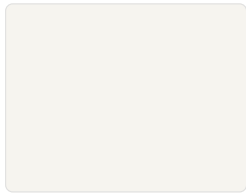


Jet Black
BENCHTOP

Cabinet finishes.

STANDARD INCLUSION

Fourteen PET and timber-look finishes for kitchen and wardrobe cabinetry — from crisp whites and neutrals through warm timber tones to deep charcoals. Low-sheen, fingerprint-resistant, and colour-matched throughout the Iris interior to give every layout a considered, cohesive feel.



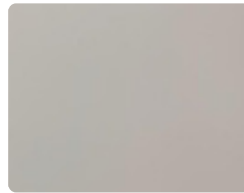
Pure White
CABINET



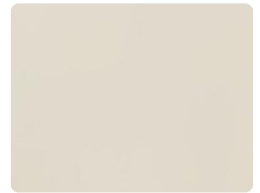
Soft Mist
CABINET



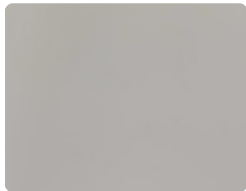
Cloud Grey
CABINET



Khaki Stone
CABINET



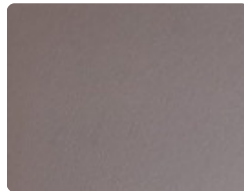
Milk Tea
CABINET



Smoke
CABINET



Mushroom
CABINET



Mocha
CABINET



Graphite
CABINET



Onyx
CABINET



Natural Oak
CABINET



Ash Walnut
CABINET



Smoked Oak
CABINET



Pale Ash
CABINET

Optional decking.

OPTIONAL UPGRADE

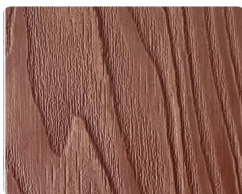
Extend the Iris with a custom composite deck — engineered for Australian conditions, virtually maintenance-free, and colour-matched to your cladding and interior. Decks are designed to your site and footprint; share your block and we'll quote it as part of your build.



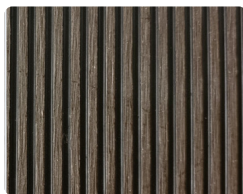
Decking Finishes

COMPOSITE · 5 DESIGNS

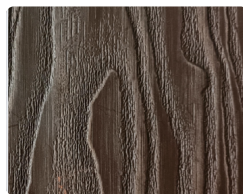
OPTIONAL UPGRADE



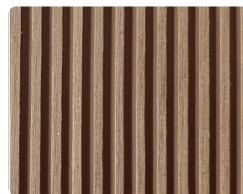
Auburn Plank
COMPOSITE



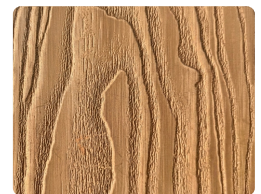
Charcoal Reed
COMPOSITE



Espresso Plank
COMPOSITE



Honey Reed
COMPOSITE



Warm Teak
COMPOSITE

Speak with our team to design your perfect deck.

Tell us about your site, sun aspect and how you'll use the space. We'll quote a deck that fits your block — and your budget.

GET IN TOUCH

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Dimensions & materials.

EXTERNAL (EXPANDED)

L5900 × W4300
× H2500 mm

INTERNAL

L5600 × W4100
× H2250 / 2400 mm

TRANSPORT (FOLDED)

L5900 × W2300
× H2500 mm

Frame & Structure

FRAME	Heavy-duty galvanised structural steel — corrosion-resistant and load-rated for transport & placement
PURLINS	Reinforced galvanised steel purlins and floor chassis
WALLS	Insulated sandwich panel wall system — bamboo fibreboard interior lining available as an upgrade
INSULATION	Sandwich panel system delivers integrated year-round thermal performance
FLOOR	PVC vinyl or SPC hybrid over a high-density fibre-cement subfloor — moisture-resistant and acoustically dampened
ENTRY	Thermally broken aluminium sliding door — toughened double-glazing with UV-resistant tinted coating
WINDOWS	Thermally broken aluminium awning windows — toughened double-glazing with UV-resistant tinted coating

Electrical & Plumbing

LIGHTING	Surface-mounted or recessed downlights throughout
WIRING	Certified copper cabling sized for primary feed, a dedicated A/C circuit and general power circuits
MAIN SWITCH	Heavy-duty main isolator with dedicated lock-out
CIRCUITS	Dedicated RCD/MCB protection across every circuit
SOCKETS	Double-pole powerpoints with integrated USB-A and USB-C charging
HOT & COLD	Pre-plumbed to kitchen and bathroom, terminating in threaded brass inlets
GREY WATER	50mm PVC line to a single outlet point
WASTE	100mm PVC line exiting through the wall with a P-trap

Ready when you are.

Request a quote with your preferred configuration and finishes. We'll confirm availability, delivery schedule, and site requirements — usually within 48 hours.

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