



WheelHouse
by **bretts** since 1918

Killarney **8.5**



Gable-roof WheelHouse: spacious
and single-level living at its best.



The Killarney Timber Co. Pty Ltd . was another subsidiary of Bretts, fed by local logging camps until it was closed in the 1960's due to declining timber supply.

Find out more about Bretts long history at: bretts.com.au/company

Killarney 8.5

Introducing the Killarney 8.5, a tiny home that embraces a timeless design featuring a classic pitched roof structure. Setting it apart from many other tiny homes, this model offers a generous queen-sized bedroom on a single level, ensuring easy accessibility and eliminating the need for cramped sleeping lofts.

Designed with the short-term accommodation market in mind, the WheelHouse 8.5 provides dedicated spaces for sleeping, bathing, and dining/living. Whether you intend to utilise it as a vacation rental or for other purposes, this model is thoughtfully tailored to meet your specific requirements.

As with all WheelHouses, the Killarney can be obtained at the lock-up stage, granting you the freedom to complete the interior fittings at your own pace and according to your personal style. This flexibility ensures that you can transform your WheelHouse into a cozy and inviting space that reflects your individual taste and preferences.

Please note that certain images featured in this brochure showcase non-standard inclusions. Decks and external structures, while not included in the standard configuration of our models, can be added upon consultation with a sales consultant. We encourage you to reach out to our knowledgeable team for further clarification and to discuss your specific requirements.



Sleeps 4

Room to sleep 4
Queen sized bedroom
Space for sofa bed



Dimensions

Length - 8.5 metres
Width - 2.8 metres
Height - 4.3 metres
Alcove - Over drawbar .9m x 1m



Features

Bespoke design
12 month manufacturer & product warranty
Certification as per regulations
Trailer for long distance travel on sealed roads
Steel framing & bracing
Insulation R-Flor (Floor) / Thermal Wrap (Wall & Roof)
Colorbond exterior

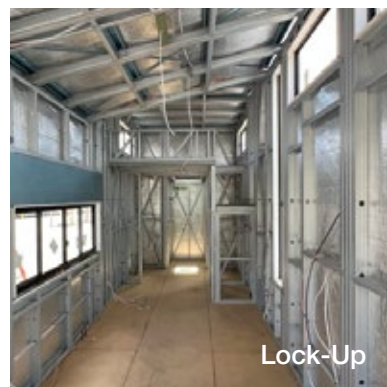
Powdercoat aluminium doors & windows
Powdercoat aluminium flyscreens to sliding windows
Duragal entry stairs with hardwood treads
Raking ceilings
Spacious bathroom design with full size shower
Composting toilet with external collection chamber



Building Stages



Frame



Lock-Up

We provide three building stages to meet your individual requirements.

Frame: The Frame stage involves the construction of the sub-floor and walls erected on a trailer. This stage provides you with a solid foundation and the basic structure of the house. Once the frame is completed, you have the flexibility to customise and finish the interior and exterior of the house according to your own style and requirements. Average time from deposit payment is 4 weeks.



Turn-key

Lock-Up: At the Lock-Up stage, we focus on the essential structural elements of the house. This includes the frame, cladding, doors, windows, insulation, and roof. By completing this stage, you will have a weatherproof shell that protects the interior of the house. From here, you can proceed with customising the interior according to your preferences and needs. Average time from deposit payment is 6 weeks.

Turn-Key: This option offers a fully finished and ready-to-move-in house. It includes all the necessary interior and exterior finishes, fixtures, and fittings. With the Turn-Key stage, you can simply walk in and start living in your new home without any additional work or customisation. Average time from deposit payment is 12 weeks.

With these three building stages, we offer a range of options to suit your specific needs and allow you to have the level of involvement and customisation that you desire.



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Standard Inclusions

Trailer

4500kg GVM

Duragal frame - Tri Axle

VIN & Compliance plate

Electric Brakes / Hand Brake / Break Away System

Rear lights

Adjustable Landing legs on all 4 corners - 2250kg each

Electrical and Appliances

Weatherproof safety switch board

Power Inlet with 15 amp lead connection

Smoke detector alarm in living/kitchen area

Exhaust fan in the bathroom

Lights - LED downlights x 8, Bunker style external above entry x 1

TV Point

Power points - Standard double x 4, Weatherproof double x 2, Double with USB x 4

Hot water unit - Gas continuous flow 17 litre

Rangehood - 60cm recirculating slideout

Cooktop - 30cm two burner gas, stainless steel

Joinery

Custom kitchen per design - Push open/close

Benchtop - White laminate

Custom wardrobe per design

Vanity unit - 90cm wide with ceramic top

Frame and Construction

Light Gauge Steel frame

Vantage aluminium windows x 5

Fly screens to all windows and entry door

Sliding aluminium entry door

Sliding cavity door to bedroom and bathroom

MetroClad Colorbond cladding from the classic colour range

Corrugated Colorbond roofing with matching flashing, gutters, fascia and trim from the classic colour range

VJ profile lining to Living, Kitchen & Bedroom

Express joint smooth lining to all ceilings

Moisture resistant smooth lining to bathroom

Waterproof hybrid flooring

Water inlet, grey water, gas regulator

Fittings

Kitchen sink - Stainless steel single bowl

Vanity mirror - Frameless 600mm x 450mm

Composting toilet system

Moulded shower enclosure - 900mm x 900mm with 2400mm high walls

Shower screen - Semi-frameless with pivot door

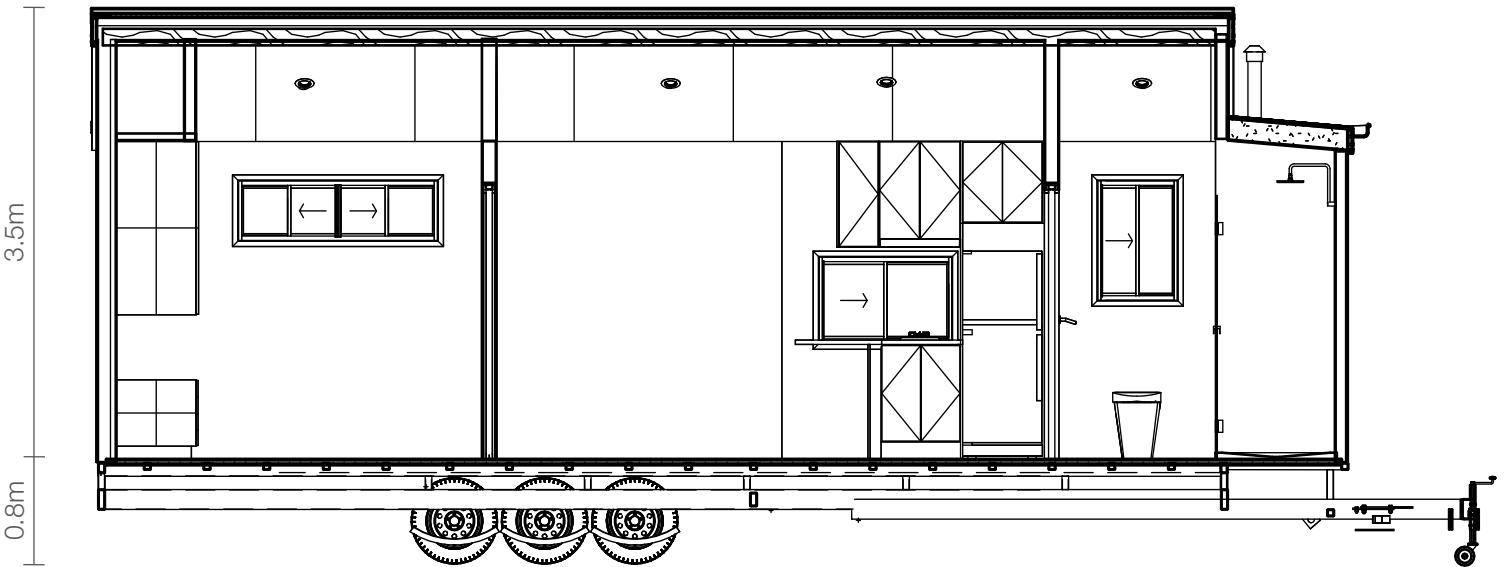
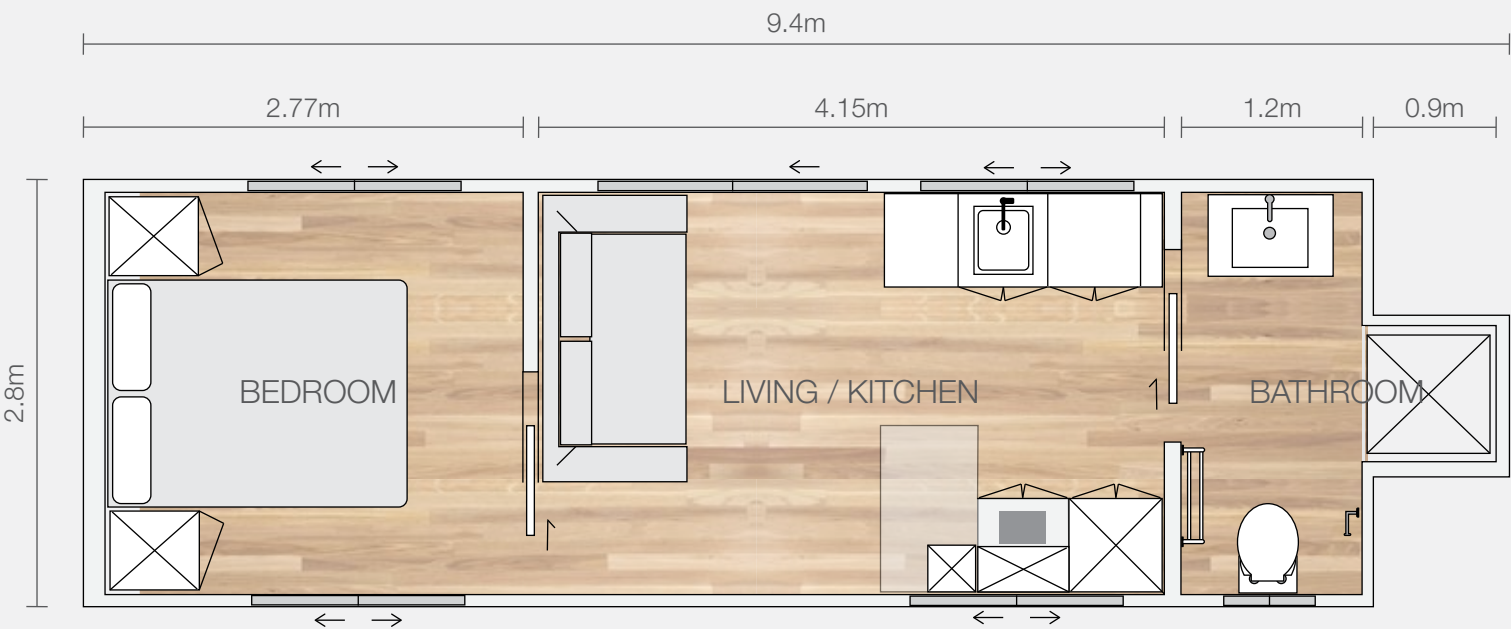
Chrome plated tapware & accessories throughout

Upgrades and Extra's

| | |
|--------------------------------|-------------------------------|
| Electric oven | Grease trap |
| Dishwasher/dish drawer | Grey water diverter |
| Skylights | Stone countertops |
| Washing machine space | Frameless mirror |
| Pull out pantry | Mirrored sliding door |
| Weathertex cladding | Air conditioner |
| Alfresco deck | Kichen upgrade |
| Solar electrical system | Ceiling fans |
| Black fittings and accessories | Provision for washing machine |

Plywood ceiling lining

Standard Plan



How to **Buy a WheelHouse**



When choosing a tiny house, consider your needs and preferences. With a wide variety of sizes, styles, and amenities available, finding the right one is crucial. Whether it's for personal use, renting it out on Airbnb, accommodating a family member, or serving as a granny flat, the purpose of your tiny home should influence your decision. Keep in mind your intended usage and plan accordingly.



Consider your priorities and select a design that incorporates the features you value. For ample storage space, seek a tiny house with abundant cupboards and shelves. Make sure to choose a design that meets your specific needs.



To receive a quote, please make a request by providing your preferred model and the specific inclusions you desire. Once we have this information, we will prepare a comprehensive package with the final price for your consideration.



To place your order, simply sign the purchase contract and submit a 20% deposit payment.

Our sales consultants are available to assist you at every step of your Tiny Home purchase.

[Request a Quote](#)



Bretts Tiny Home manufacturing facility at Geebung QLD

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