

SPECIFICATION SHEET

Serenity

20ft Expander (all models)



Frame, Exterior Walls, and Roofs

The Serenity 20ft Expander range is manufactured with a heavy-duty steel frame, sealed with high-quality primer undercoat, and finished in Black epoxy paint. The walls and side ceilings are constructed using EPS (expanded polystyrene) sandwich panels, selected for their superior thermal and acoustic insulation properties.

- Modern and stylish cladding options available as standard for the exterior of the Serenity 20ft Expander range.
- The side roof panels utilise steel cladding outer and 50mm EPS sandwich panels.
- Exterior walls are constructed using 50mm EPS (expanded polystyrene) sandwich panels with modern cladding installed outside.
- Feature cladding supplied for the front entryway.
- The unique folding frame design allows the My Little House Expander range to be portable and transportable.



Flooring and Internal Trim

Each Serenity 20ft Expander is fitted with 12mm PVC flooring with a thick timber-look vinyl covering. Our flooring offers excellent thermal insulation whilst being rot and insect resistant.

- Hard 12mm PVC board is utilised for its strength, and moisture, rot, and insect resistance.
- Floor skirting board trim and capping pieces are supplied with all units.
- Grey PVC vinyl is supplied pre-laid.



Windows and Doors

No matter the configuration, the Serenity 20ft Expander range is supplied with double glazed toughened glass external windows and front entry door.

- Interior bedroom doors are pre-hung with the lock body fitted, ready for the handle set to be secured.
- Exterior windows are supplied with Aluminium frames and mesh fly screens.
- Sliding front entry door supplied with Aluminium frame and security lock.
- Modern look Internal wooden door to bathroom.



Bathroom

Similar to the electrical system, The Serenity 20ft Expander bathroom is supplied mostly pre-fitted and ready for final connection by a qualified tradesperson once installation is complete.

- White ceramic toilet supplied with soft-close lid.
- Exhaust fan pre-installed and wired to light switch.
- Premium large shower with sliding screen, chrome mixer tapware and a modern rain showerhead with a hand-held.
- Vanity unit pre-installed with chrome mixer tapware and pop-up waste.
- Overhead cupboard supplied with mirror.



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Electrical

The Serenity 20ft Expander range come mostly pre-wired, with the final connections left for a qualified tradesperson to carry out once installation is complete. The Electrical Distribution Board (EDB) is pre-installed inside each unit, centrally located (where applicable). Light switches and power-points are mostly pre-installed (where possible) in convenient locations throughout each unit.

- Low power draw, round LED lights are supplied for each room.
- Wiring exits the rear of each unit, ready for final connection.
- Electrical distribution board pre-installed with quality circuit breakers.
- The electrical system in the Serenity 20ft Expander range is designed to accommodate air-conditioning, power hot-water, and other auxiliary electrical items*
- Australian compliant electrical components.



*Please speak to your local qualified tradesperson to ensure you select accessories that are compatible with the pre-wired electrical system.

Kitchen

Each 'L-shaped' kitchen supplied with an Serenity 20ft Expander comes partly assembled but requires assembly during the installation process. The L-shaped configuration offers ample bench space whilst providing enough room for a refrigerator and dishwasher.

- Stainless steel double bowl sink with flick mixer tapware.
- White quartz silica free bench-top with rear mini splash riser.
- Floor-mounted cabinetry with cupboards and drawers provides ample storage.
- Floor kickplate and door handles supplied.
- Wall-mounted cabinetry supplied ready for installation.



Plumbing

As with the electrical system, much of the plumbing for the Serenity 20ft Expander range comes pre-installed and ready for the final connection by a qualified tradesperson. The Serenity 20ft Expander range is designed with separate waste and grey water plumbing, which exits from the centre rear section underneath of each unit.

- Taps, shower, and other plumbing fixtures are supplied with WaterMark certification.
- Kitchen and bathroom supplied with pre-plumbed hot and cold water threaded inlets.
- Grey water exits via a 50mm PVC outlet.
- Waste exists via a 100mm PVC outlet.
- Kitchen sink plumbing utilises PVC pipes. The PVC plumbing system includes inlets for dishwashers and other appliances.



	Length	Width	Height	Weight	External Area	Internal Area
Closed	5.84m	2.13m	2.53m	3950kg	-	-
Open	5.84m	6.12m	2.53m	3950kg	35.7m ²	34.5m ²

Disclaimer:

*The My Little House range of relocatable homes are designed and sold to be mounted on an ADR approved trailer for use as a registerable caravan and not sold as Class 1A Buildings.
*Images may differ from actual product and are subject to change.