



**BLUEPRINT HOMES (WA) PTY LTD**

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Disclaimer: This information is correct at time of printing 27th January 2026. All details are to be confirmed during your consultation with your Blueprint representative and your final plans and addenda will represent what you have purchased. BP011



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EVER!

# The Lorikeet



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It's better building  
with Blueprint

# The Lorikeet

37 Lorikeet Approach,  
Eglinton  
(Elavale Estate)



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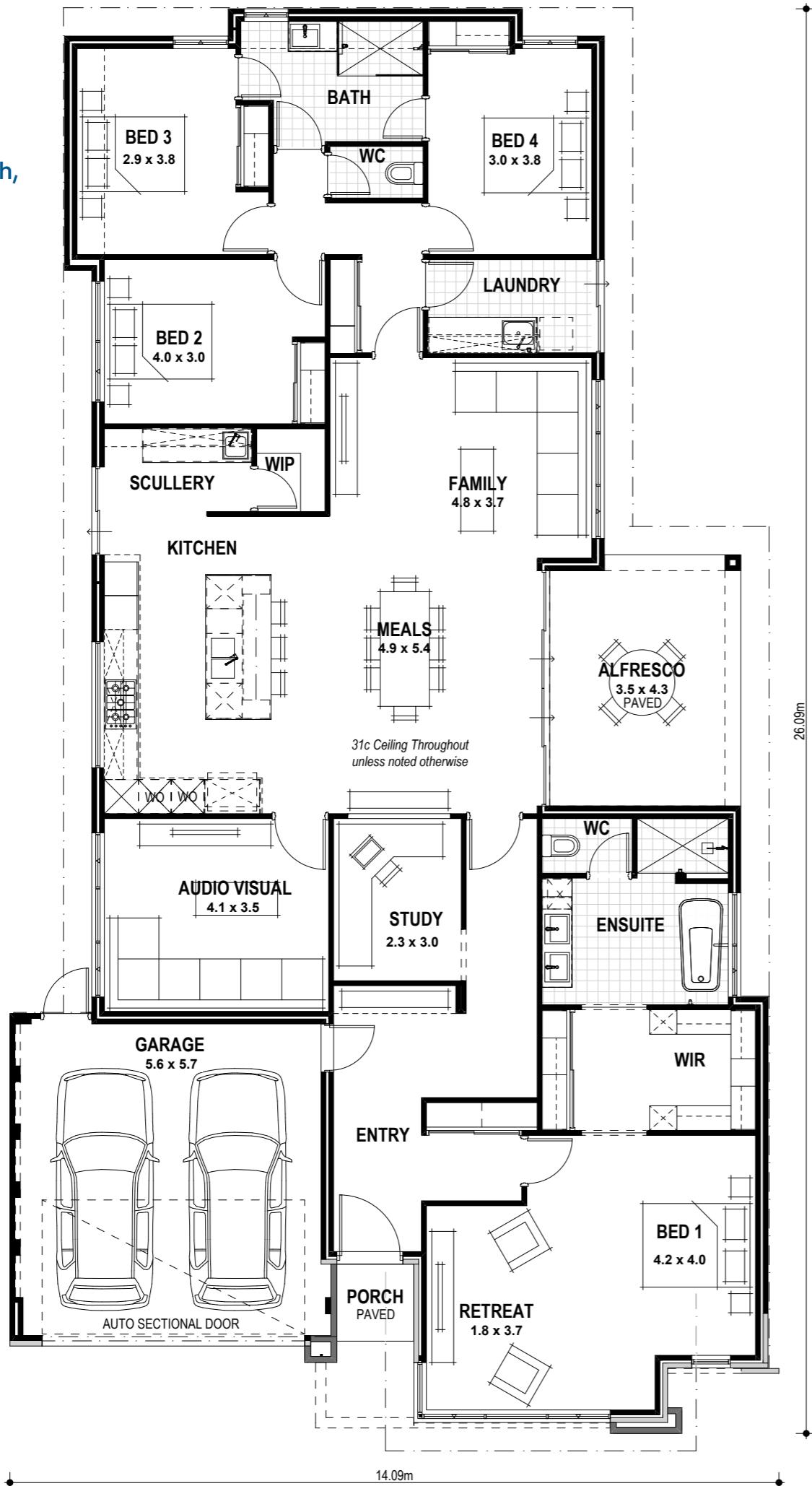
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## VITAL STATS

Living area 248m<sup>2</sup>  
(including Alfresco)

Total area 286m<sup>2</sup>  
(excluding eaves)

Scale 1:100



CLIENT AUTHORISATION (1)

CLIENT AUTHORISATION (2)

DATE / /

## Lifestyle Luxe Specification (as displayed)

### STANDARD INCLUSIONS

Home Owners Indemnity insurance  
H.I.A. fixed Building Contract  
7 Star compliant home\*  
30 year structural guarantee  
Re-Peg to site (to new subdivisions)  
Contour survey completed on your block  
Building Permit and Water Corporation application fees included  
Termite treatment and certificate  
Double clay brick construction  
Plasterboard Drywall Masonry system to all internal walls including moisture-resistant plasterboard to wet areas as required  
2 course Blueprint Homes range external face bricks  
Rolled brick joints in cream mortar  
Your choice of Blueprint Homes standard COLORBOND® metal roof range  
COLORBOND® fascia, downpipes and slotted gutters  
H2 treated roof timbers  
R4.0 ceiling insulation to home including Garage (excluding Porch/Portico/Alfresco)  
Full cavity wall insulation included  
Low-E clear glazing to windows and sliding doors excluding wet areas as required to meet 7 Star  
Quality Dowell powder-coated aluminium sliding glass doors  
Quality Dowell powder-coated aluminium breeze lock windows  
Flyscreens to all aluminium opening windows and sliding doors  
Painting specification includes ceilings and cornice, doors and door frames, eaves, woodwork and meterbox  
Feature Front Elevation including acrylic render  
Double Garage with 31c high plasterboard ceiling and concrete hardstand  
Blueprint Homes Lifestyle Luxe range COLORBOND® or FLEXOGRAPHIC auto sectional door with 3 controllers to Garage  
Up to 6m long full width paved Driveway, Porch/Portico, Alfresco and 1m wide path from Blueprint Homes 60mm Lifestyle Luxe range (with exception of rear Garage designs which include a 2m long Driveway as standard)  
31c high plasterboard ceilings internally throughout  
Feature dropped ceilings and/or bulkheads  
10mm plasterboard ceiling to external ceilings Porch/Portico  
10mm plasterboard 3c recessed ceiling to Alfresco  
75mm Cove cornice throughout internally & externally including Garage/Porch/Portico  
10mm wet area board lining to all wet area walls  
10mm plasterboard lining to all remaining internal walls (excluding Garage)  
28c high feature aluminium single lite (clear glazed) front door & frame with electronic smart lock handle  
28c high aluminium feature sliding doors  
28c high head to all aluminium windows (if applicable)  
2340mm high solidcore flush panel door and frame to Garage & 2340mm high Fibreglass flush panel door and frame to Rear Garage  
Gainsborough Lifestyle Luxe range door hardware to Garage and Rear Garage doors  
2340mm high feature single lite (glazed) door and JDS Modular metal door frame internally  
2340mm high hollowcore flush panel doors and JDS Modular metal door frames elsewhere internally  
Gainsborough Lifestyle Luxe range lever door handles to internal doors  
Choice of framed vinyl/mirrored/Supa Whitekote sliders to Bedroom Robes and Linen  
Blueprint Homes built-in shelving system (colour: Slate Grey) to Master Suite walk-in robe  
Blueprint Homes built-in shelving system (colour: Slate Grey) to Bedroom Robes  
Built-in Linen with 4 white lined shelves  
Future connect pack including TV, phone and internet point  
LED lighting throughout internally from Builder's Lifestyle Luxe specification  
Double power points throughout excluding Garage and appliance locations  
3 external, 1 Garage ceiling and ample internal light points  
Blueprint Homes Lifestyle Luxe range Legrand Arteor light switches and power points  
Flumed exhaust fan to Ensuite, Ensuite WC, Bathroom and Main WC/Powder Room  
Hard wired smoke detectors  
2 safety switches  
Lock and viewing panels to both meter boxes  
Dishwasher provision with cold tap and single power point  
Automatic washing machine taps  
6 Star 26L continuous flow gas hot water unit  
2 external garden taps

### KITCHEN & SCULLERY (IF APPLICABLE)

20mm stone benchtops from Builders Luxury specification  
Crystal White Matt, Diamond White Gloss or Diamond White Gloss/Portland Ash doors, drawer fronts and all exposed edges to Kitchen and Crystal White Matt or Diamond White Gloss to Scullery  
Builders Lifestyle Luxe specification handles to Kitchen & bar style handles to Scullery  
Pull-out double bin to Kitchen  
Double sized Blum® cutlery tray to Kitchen  
Laminated Pantry with four shelves to Kitchen  
Microwave recess with single power point to Kitchen  
Pot drawers to Kitchen  
Overhead cupboards to Kitchen & Scullery  
2650mm long x 1200mm wide island bench with waterfall ends to Kitchen  
Soft closing doors and drawers to Kitchen & Scullery  
Two Electrolux 600mm dark stainless steel ovens to Kitchen  
Electrolux 900mm black ceramic glass hotplate to Kitchen  
Electrolux 800mm stainless steel concealed rangehood to Kitchen  
European inspired double bowl undermount stainless steel sink to Kitchen & single bowl above mount stainless steel sink to Scullery  
Choice of Chrome, Chrome/Black flexible hose, Brushed Gunmetal or Brushed Nickel sink mixers to Kitchen & Scullery  
Builders Lifestyle Luxe range splashback to Kitchen and Scullery

### LAUNDRY, ENSUITE, BATHROOM & POWDER ROOM (IF APPLICABLE)

20mm stone benchtops from Builders Lifestyle Luxe specification to wet areas  
Crystal White Matt or Diamond White Gloss doors and all exposed edges to Laundry  
Diamond White Gloss, Portland Ash or Teakwood doors, drawer fronts and all exposed edges to Ensuite, Bathroom & Powder Room  
Builders Lifestyle Luxe specification bar style handles to Laundry  
Builders Lifestyle Luxe specification aluminium finger grip handles to Ensuite, Bathroom & Powder Room  
Soft closing doors and drawers  
Builders Lifestyle Luxe range wall and floor tiles to Laundry, Ensuite, Ensuite WC, Bathroom and Main WC/Powder Room  
Tiled niches/ledges to Ensuite & Bathroom  
Semi Frameless clear glazed shower screen and pivot door to Ensuite/Bathroom  
Slimline frame mirrors to Ensuite, Bathroom & Powder Room  
European inspired 45ltr stainless steel trough to Laundry  
European inspired above counter china basins to Ensuite, Bathroom & Powder Room  
Choice of Chrome, Brushed Gunmetal or Brushed Nickel European inspired shower rails to Ensuite & Bathroom  
European inspired full wall faced rimless dual flush china toilet suite with 4 star rating and soft close seat to Ensuite WC and Main WC/Powder Room  
Choice of Chrome, Brushed Gunmetal or Brushed Nickel European inspired mixers throughout  
Choice of Chrome, Brushed Gunmetal or Brushed Nickel European inspired double towel rails and toilet roll holders  
Tile insert floor wastes  
Hobless showers to Ensuite and Bathroom  
Mitred tiled edges throughout  
European inspired 1700mm freestanding bath or inset bath

\*7 Star compliance based on the highest-rated orientation and is subject to the Owner's land & design amendments.  
This excludes the Bickley Valley zone.