

The Merlot *promotional specification*

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
R4.0 ceiling insulation to home including Garage
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 Builders Promotional specification COLORBOND® metal roof range
COLORBOND® fascia, downpipes and gutters
H2 treated roof timbers
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
Quality Gainsborough internal door handles
European inspired mixers throughout
A.B.S. edges to laminated cupboard doors and drawers
Painting specification includes: ceilings and cornice, doors and door frames, eaves, woodwork and meterbox
Future connect pack including TV, phone and internet point
Double power points throughout excluding Garage and appliance locations
3 external, 1 Garage ceiling and ample internal light points
Hard wired smoke detectors
2 safety switches
2 external garden taps
6 Star 26L continuous flow gas hot water unit
Double Garage, 25c high hardiflex ceiling, concrete hardstand and COLORBOND® auto sectional door with flush fit pelmet and track system and 3 controllers
Up to 6m long full width paved Driveway, Verandah/Porch, Alfresco and 1m wide path (from Blueprint Homes 60mm Promo range) (as per plan)
Feature Front Entry door with electronic smart lock handle
Solid Duracote door to Garage entry
Quality Gainsborough door handle entrance set and double deadlock to Garage entry door
Shelf and rail to all Bedrooms (as per plan)
Choice of quality handles to all cupboards
Soft closing cabinet doors and drawers as standard

* 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.

KITCHEN

Square postformed laminated benchtops to Kitchen
Westinghouse 900mm stainless steel gas hot plate with wok burner
Westinghouse 900mm stainless steel multifunction electric oven
900mm stainless steel canopy style rangehood (flumed)
1000mm wide splashback tiling between hotplate and rangehood
Dishwasher provision with cold tap and single power point
European inspired 1¼ bowl single drainer stainless steel sink with mixer
Laminated panels to rear of Kitchen bench
Built-in Pantry with 4 white lined shelves (as per plan)

LAUNDRY & BATHROOMS

Square postformed laminated benchtops to Bathroom, Ensuite and Laundry
2m high tiling to Bathroom and Ensuite shower recess
Floor tiling to Bathroom, Ensuite, WC and Laundry
Clear glazed framed pivot shower screen door to Bathroom and Ensuite
600mm framed mirror to Bathroom and Ensuite
European inspired gooseneck with round or square shower rose to Ensuite and Bathroom
European inspired above counter china basins to Bathroom and Ensuite
European inspired rimless dual flush china toilet suite with 4 star rating and soft close seat
European inspired 45ltr stainless steel trough and 1m cabinetry to Laundry
European inspired chrome double towel rails and toilet roll holders
Automatic washing machine taps
Flumed exhaust fan to WC areas
Chrome plated floor wastes
Linen recess with 4 white lined shelves (as per plan)
1500mm long bath to Bathroom (as per plan)

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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. BP0104_BRN11904



Roof, downpipes and guttering made from genuine COLORBOND® steel.

Colorbond®

The Merlot



VITAL STATS

Living area 204m²
(including Alfresco)

Total area 240m²
(excluding eaves)

Scale 1:100

