



The Ariella



BLUEPRINT HOMES (WA) PTY LTD

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MOST AWARDED BUILDER FOR CUSTOMER SERVICE **EVER!**

Disclaimer: This information is correct at time of printing 1st March 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. BP0125_BRN11904



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It's *better* building
 with **Blueprint**

The Ariella

10 Sesame Mews,
Henley Brook
(Ariella Estate)

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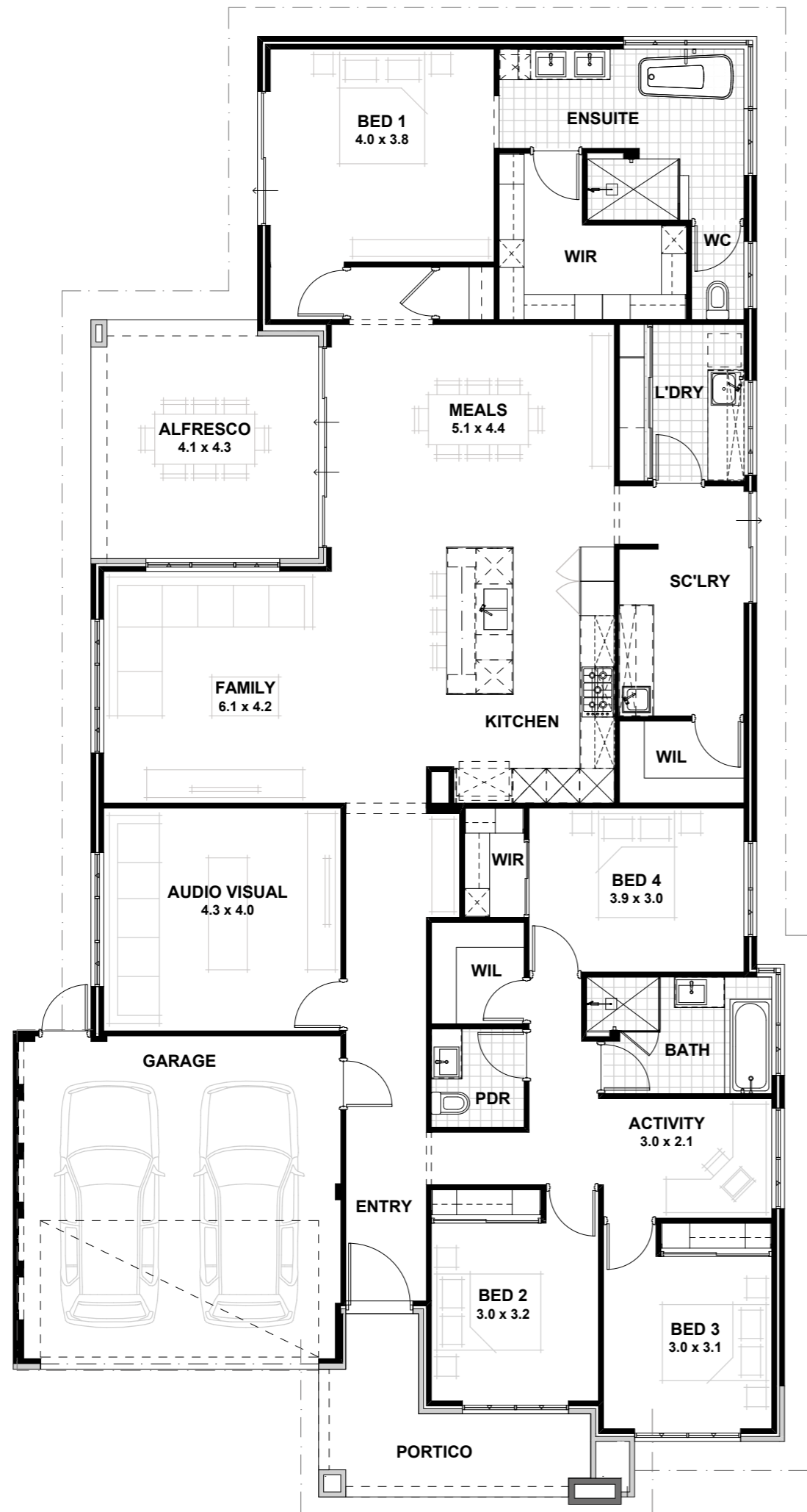
VITAL STATS

Living area 255m²
(including alfresco)

Total area 300m²
(excluding eaves)

Length: 26.42m
Width: 13.89m

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.