BLUEPRINT HOMES (WA) PTY LTD

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Disclaimer: This information is correct at time of printing 1st September 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. BP0184_BRN11904

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The *Mulberry*



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It's *better* building with Blueprint

The Mulberry

16 Mulberry Avenue, Mundijong
(Mundi Estate)

4

2.5

2

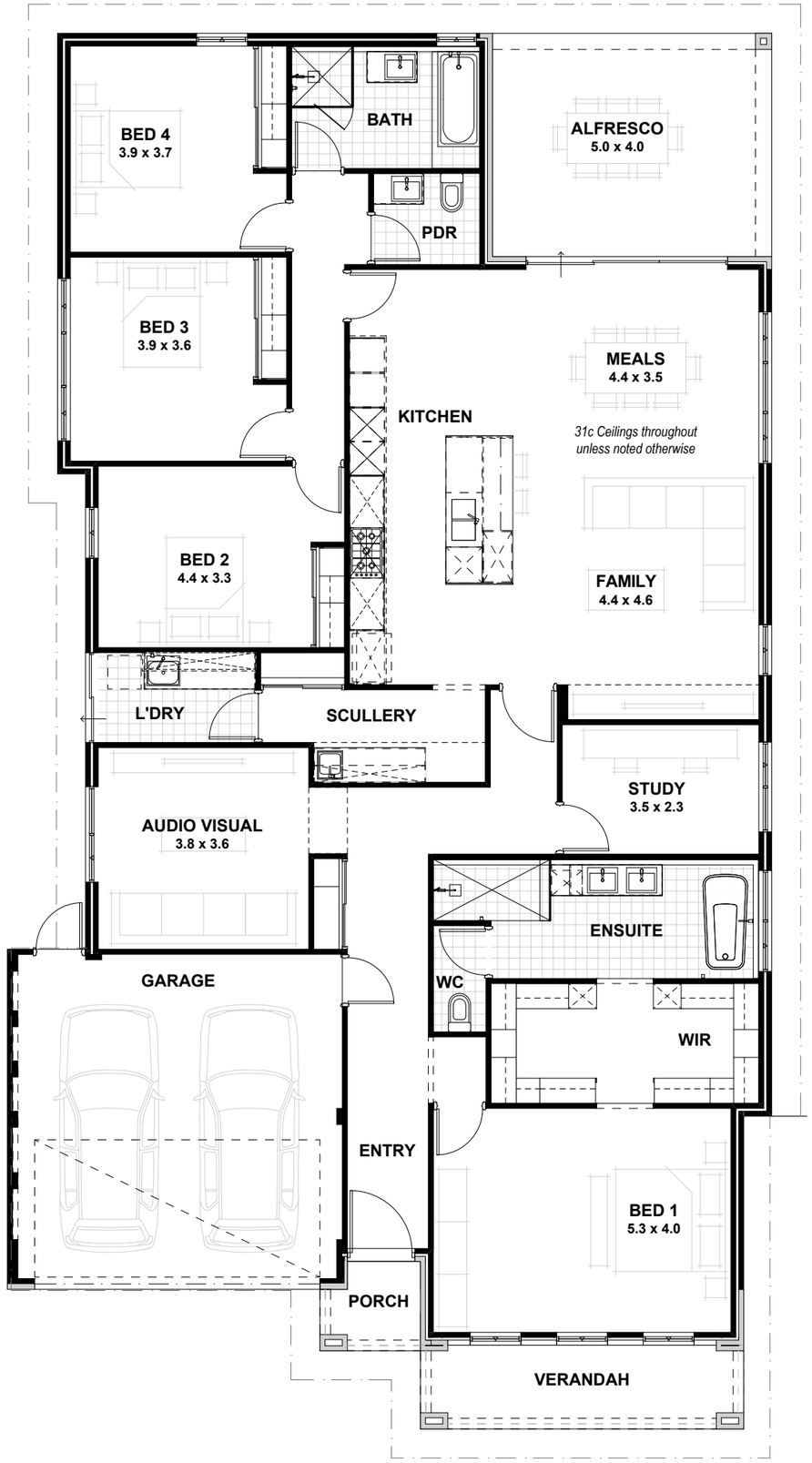
VITAL STATS

Living area 256m² (including alfresco)

Total area 304m² (excluding eaves)

Length: 24.99m
Width: 13.69m

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

*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 & 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 to shower recesses
Hobless showers to Ensuite and Bathroom
Mitred tiled edges throughout
European inspired 1700mm freestanding bath or inset bath