



## 2 Mountain Mist Drive Bright VIC

3 3 2

Dickens Real Estate is proud to present for sale this craftsman built award-winning home.

From the minute you walk into this indoor/outdoor living style home you know there has been no expense spared on quality in building and presentation of this unique home. Featuring a beautiful modern kitchen which any budding chef would love to create their magic in, that opens out into the dining and lounge entertaining area which takes in amazing northerly aspects and sunlight. All of this over looks the outside entertainment area where you can relax and chill.

Each of the large bedrooms comprises built-in robes and their own beautifully appointed ensuites.

Situated on a very easily maintained block within a very short stroll to everything the beautiful town of Bright has to offer, such as the splash park, the river precinct, pubs, brewery and restaurants, this home is very well placed to

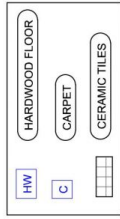
**Building Size** : 150 sqm

**Land Size** : 486 sqm

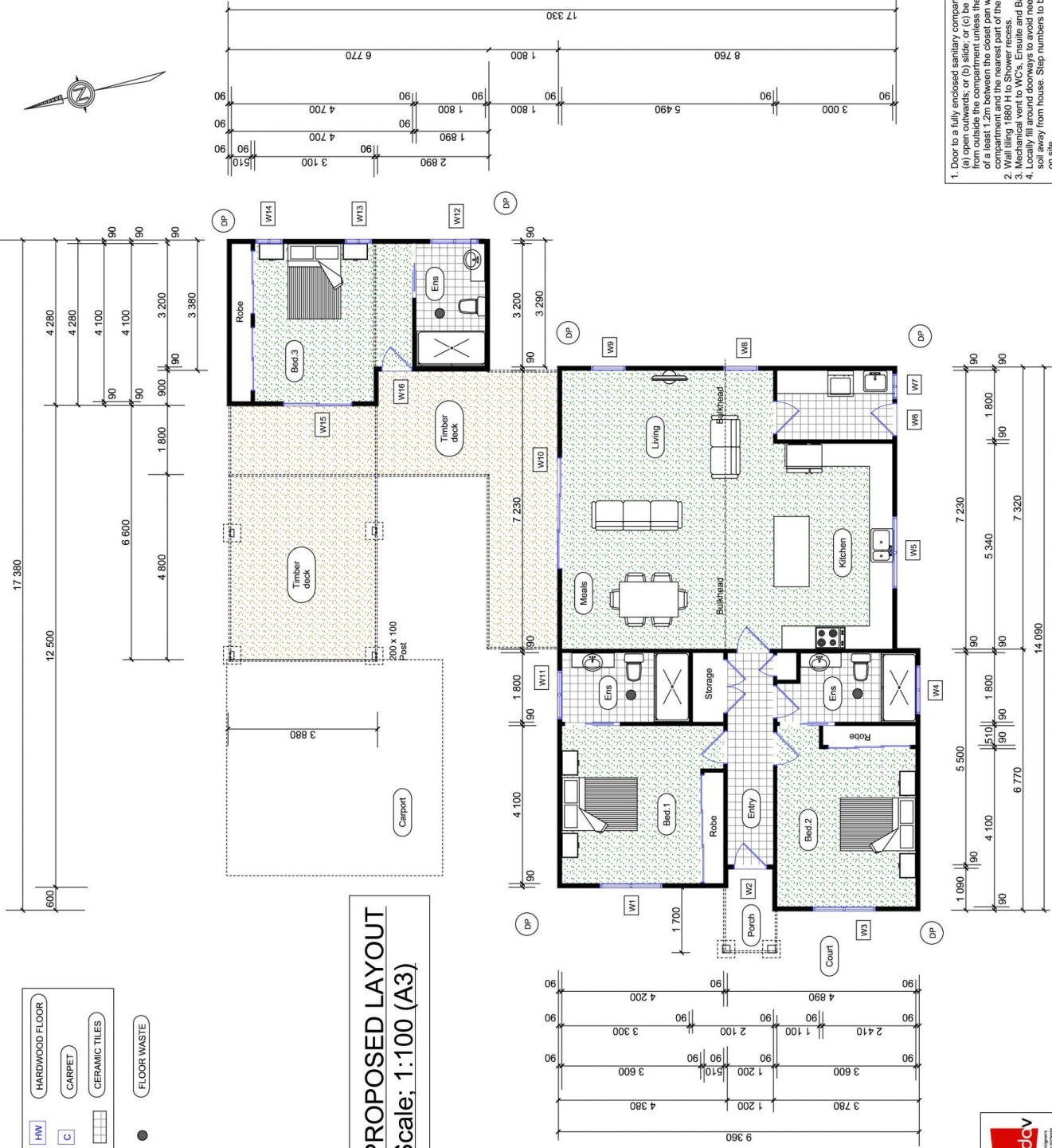
**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/house/4759928>



**The Sales Team**  
**03 5755 1307**



**PROPOSED LAYOUT**  
Scale: 1:100 (A3)



- All level and plan dimensions to be verified by Builder on site. All service locations to be verified by Builder on site. Evident discrepancies to be remedied by Builder with the approval of the designer.
- Do not scale - use written dimension only.
- All works to be in accordance with Local Council by-laws and current Building Code of Australia (NCC) 2015 and latest Australian Standards and codes where applicable.
- All frame timber to conform to AS 1684.
- Wall bracing as per AS 1684 for 200mm x 200mm studs.
- Steel lintels in external walls to be not dipped galvanised.
- All glazing to comply with AS 1288 - 2006.
- Stormwater drains to be taken to lawful point of discharge.
- Top soil and vegetation under slabs to be removed.
- Wet areas to be impervious to water as per AS 3740 - 2004.
- All external steps to have a max. 190mm and min. 115mm riser and max 335mm and min 240mm tread.
- Roof eaves and floors to be insulated in accordance with NCC 2015.
- Smoke detectors to be in accordance with AS 3786 - 1993.
- Ground in immediate area of works is to be sprayed anti - termite treatment.
- All concrete and reinforcement detail based on a Class "S" classification. Builder to verify.
- All concrete to be 20MPa minimum.
- Handrails shall be 865mm min above stair nosing and 1000mm min above landings. Provide vertical rails with 100mm spacing. All stairs to have a minimum head height of 2000mm above the line of the nosing.

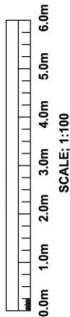
**CLIENT:**  
Lockie & Julie Graves,  
20 Ashwood Avenue,  
Bright

**PROPOSED LAYOUT**

**SITE DETAILS:**  
Lot 1, PS 616760S  
Bright

**PROJECT:**  
Proposed Dwelling,  
2 Mountain Mist Drive,  
Bright

**SNO-LINE DESIGN SERVICES**  
ALLAN J. POYNER,  
P.O. BOX 156,  
BRIGHT, VIC. 3741  
PH: 03-37552011  
MOB: 0418 993 191  
EMAIL: sno-in@bigpond.net.au



**BUILDING PRACTITIONER:** DP - AD 1275

DESIGNED	A.J.P.	DWELLING	150.0 m2
DRAWN		TIMBER DECK	30.0 m2
CHECKED			
DATE:	28/10/2015		
DRAWING NUMBER:	75B-2015	TOTAL	
AMENDED:	28/10/2015, 10/12/2015, 21/12/2015, 28/11/2016, 28/4/2017	PAGE:	2 of 11

- Door to a fully enclosed sanitary compartment must:  
(a) open outwards; or (b) slide; or (c) be readily removable from outside the compartment unless there is a clear space of at least 1.2m between the closed pan within the sanitary compartment and the door.  
2. Wall lining 1800 H to Shower recess.  
3. Mechanical vent to WC's, Ensuite and Bathroom.  
4. Locally fill around doorways to avoid need for steps. Grade soil away from house. Step numbers to be determined on site.

