



1/11 Georgian Crt BRIGHT VIC

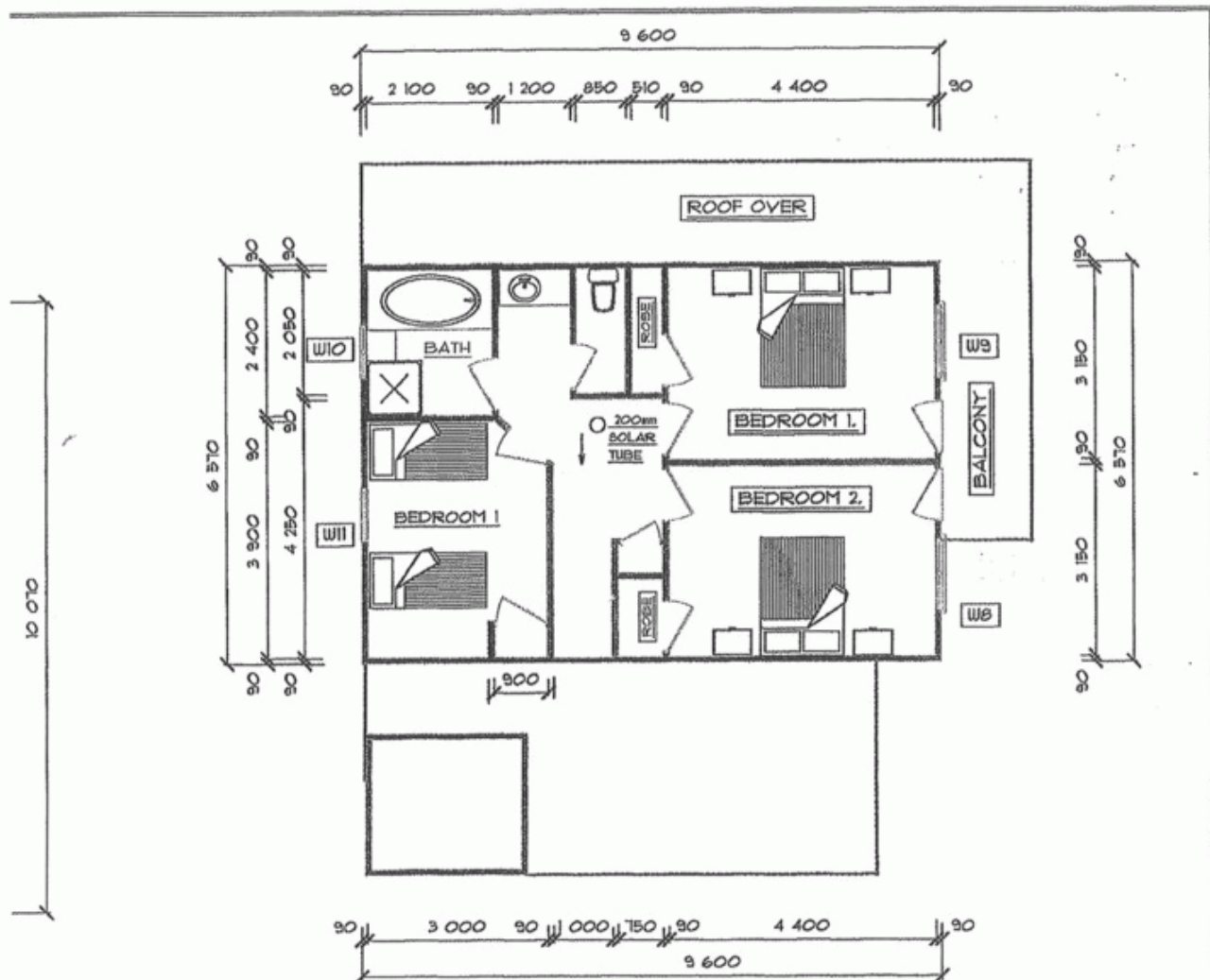
3 1 1

This lovely new townhouse could be your holiday home getaway or simply add it to your portfolio! With tenants in place what a great investment? Features 2 levels of living, open plan living with hard wood flooring & RC A/C, large quality kitchen with ss appliances, 3 bedrooms, bathroom with bath, separate toilet and laundry with drying cupboard. Modern living in a relaxed location with Morses Creek and walking track nearby.

Building Size : 13 sqm
Land Size : 250 sqm
View : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/townhouse/5743439>



Gerard Gray
03 5755 1307



UPPER LEVEL LAYOUT PLAN;
Scale; 1:100.

CONSTRUCTION (All dimensions in millimetres)

3 (G): 355 max, 240 min; RISER (R): 190 max, 115 min.
RELATIONSHIP $2R + G = 700$ max, 550 min.
S must be of solid construction, with a non slip finish or
a non-slip strip near the edge of the nosing.
between risers and opening in balustrades - 125 max.
RADE height above access path and along the nosing -
and 865 max respectively.

SANITARY COMPARTMENTS (BCA Part 3.8.3.3)

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 closet pan within the sanitary compartment and
the nearest part of the doorway

AMENDED: 19/1/2004, 1/12/2004, 21/12/2004

<u>LOWER</u>	64.00 m2	DESIGNED	ALLAN POTNER	CLIENT: MR P. RAYIAS	
<u>UPPER</u>	64.00 m2	DRAWN	ALLAN POTNER	<u>LAYOUT PLAN -</u> <u>UNIT ONE (1)</u>	
<u>CARPORT</u>	25.00 m2	CHECKED			
<u>VERANDAH</u>	25.00 m2	DATE	19/1/2004		
<u>TOTAL</u>		DRAWING NUMBER: 35A.2004		BUILDING PRACTIONER: DP-AD1215	SHEET 1 OF 8