



15 Wilson Street Long Gully VIC

3 2 3

Situated within easy walking distance of shops, the post office, chemist and restaurants, this modern home is move?in ready and ideal for anyone seeking convenience and comfort.

Upstairs features three bedrooms including a master with walk?in robe and ensuite, plus two bedrooms with built?in robes and the main bathroom with a separate toilet.

Downstairs offers a flexible layout with a kitchen fitted with an electric oven and gas cooktop, dining and living areas, a study or optional fourth bedroom, a powder room and a European laundry with ample storage.

Reverse?cycle split systems upstairs and downstairs

[For full version visit the website](#)

Type : House

Price : \$530 per week

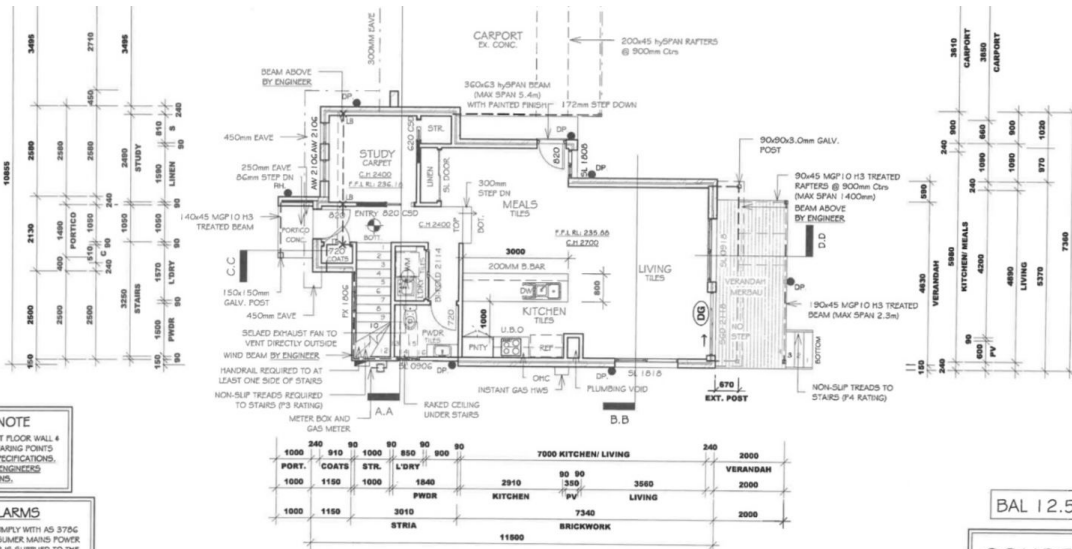
View : <https://www.janellestevens.com.au/lease/vic/greater-bendigo-region/long-gully/residential/house/8704028>



Jocelyn Heazlewood
0417 835 127



Janelle Stevens
0417 835 127



GROUND FLOOR PLAN

1 : 100

ENGINEER NOTE

BEAMS SUPPORTING FIRST FLOOR WALL 4 ROOF LOADS & LOAD BEARING POINTS UNDER TO ENGINEERS SPECIFICATIONS. CONCRETE SLAB TO ENGINEERS SPECIFICATIONS.

SMOKE ALARMS

SMOKE ALARMS MUST COMPLY WITH AS 3796 & BE CONNECTED TO CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING. WHERE THERE IS MORE THAN ONE ALARM THEY MUST BE INTERCONNECTED. REFER SECTION 3.7.2 OF THE NCC VOLUME TWO

175. DAMPERS BY ENGINEER.
- DUCTS (SHARED OR OTHERWISE), OR INTO THE ROOFCEILING SPACE PROVIDED IT IS ADEQUATELY VENTILATED BY OPEN EAVES AND / OR ROOF VENTS INC. WHIRLY BROSIN IN ACCORDANCE WITH NCC 3.6.3.2

NON SLIP STAIR TREADS
TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS
REFER SECTION 3.9.1 OF NCC 2015 VOLUME TWO

DIMENSION NOTE
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER. DO NOT SCALE DRAWINGS

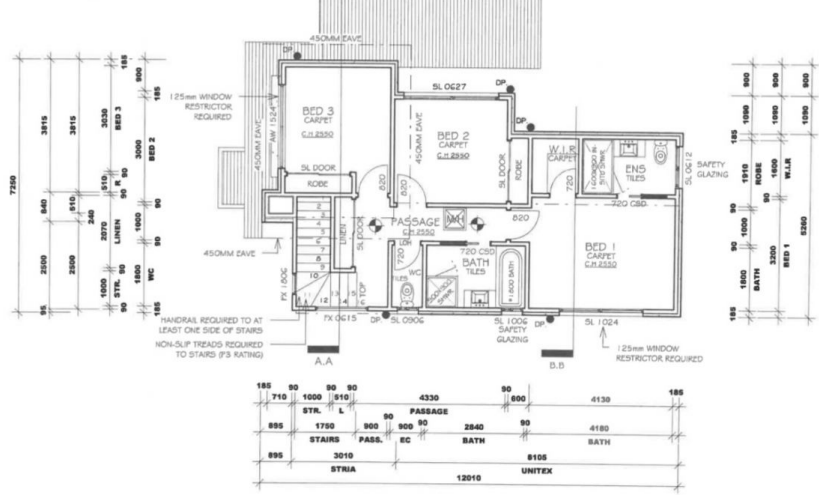
FRAMES
PREFABRICATED FRAMES BY MANUFACTURER

WET AREAS
ALL WET AREAS TO COMPLY WITH AS 3740 AND PART 3.8.1 OF THE NCC VOLUME TWO 2015

DECK NOTE
FIRST DECKING BOARD TO BE OFFSET MINIMUM 20mm FROM RESIDENCE WALL WHERE NO STEP FROM INSIDE IS PROVIDED

BAL 12.5

CONSTRUCTION PLANS
BUILDING PERMIT APPROVAL REQUIRED



FIRST FLOOR PLAN

1 : 100

LIFT OFF HINGES

WHERE THE CLOSET PLAN IS WITHIN 1200mm OF THE HINGE (PIVOT POINT) OF THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT THE DOOR MUST EITHER OPEN OUTWARDS, SLIDE OPEN OR BE EASILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, I.E. BE FITTED WITH LIFT OFF HINGES
REFER SECTION 3.6.3.3 OF THE NCC VOLUME TWO

HANDRAILS

HANDRAILS MUST BE LOCATED WHERE A FLIGHT OF STAIRS OR A RAMP PROVIDES A CHANGE IN ELEVATION OF 1m OR MORE
HANDRAILS MUST BE LOCATED ALONG ONE SIDE OF A FLIGHT OF STAIRS OR A RAMP EXCEPT IN THE CASE WHERE A HANDRAIL IS ASSOCIATED WITH A BALUSTRADE THE HANDRAIL MAY TERMINATE WHERE THE BALUSTRADE TERMINATES
HANDRAILS MUST HAVE THEIR TOP SURFACE NOT LESS THAN 65mm VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR SURFACE OF THE RAMP
HANDRAILS MUST HAVE NO OBSTRUCTION ON OR ABOVE THEM THAT WILL TEND TO BREAK A HANDRAIL, EXCEPT FOR LEVEL POSTS, BALL TYPE STANCHIONS OR THE LIKE
REFER SECTION 3.9.2.4 OF THE NCC VOLUME TWO

MECHANICAL VENTILATION NOTE
MECHANICAL VENTILATION WHERE REQUIRED WITHIN SANITARY COMPARTMENTS, LAUNDRIES & BATHROOMS IS TO EXHAUST DIRECTLY OUTSIDE THE BUILDING BY EITHER:
- DUCTS (SHARED OR OTHERWISE), OR
- INTO THE ROOFCEILING SPACE PROVIDED IT IS ADEQUATELY VENTILATED BY OPEN EAVES AND / OR ROOF VENTS INC. WHIRLY BROSIN IN ACCORDANCE WITH NCC 3.6.3.2

NON SLIP STAIR TREADS
TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS
REFER SECTION 3.9.1 OF NCC 2015 VOLUME TWO

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