

LUKE GOGGIN REAL ESTATE



125 Queen Street Kangaroo Flat VIC

4 2 2

With 4 bedrooms & 3 large living areas, this charismatic, Federation style home is set on a 744m2 (approx.) allotment & features 9 foot ceilings, decorative ceiling roses, ornate cornices & quality fittings throughout. Enter into the long, wide hallway. To the right, a large formal lounge/dining area showcases the quality & style that has been crafted into the home. To the left, is the main bedroom with bay window, walk in robes & ensuite. The remaining 3 bedrooms all have built in robes & share the large, family bathroom. Follow through to the massive open plan, living area. The very functional kitchen, contains all the expected appliances & a dishwasher. Large windows provide a view over the magical gardens. Step out through the sliding door to a massive (18m x 6m) undercover, paved entertaining area offering more great views of the extensive garden & peaceful water feature winding its way along the side fence. An added bonus is

Price : \$ 470,000
Building Size : 245 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/5725318>



Paul Dalton
03 5442 1422

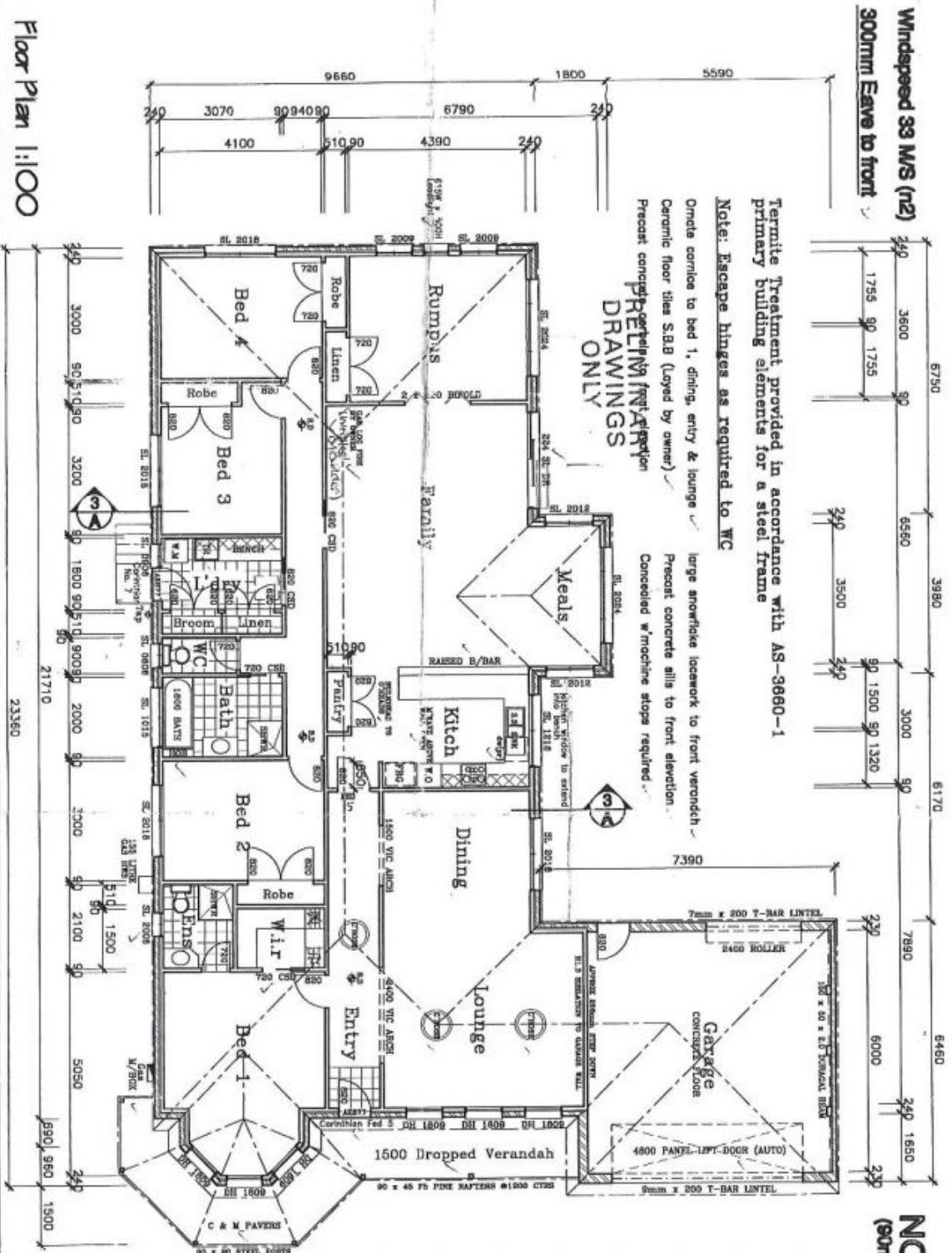
Windspeed 39 M/S (m2)
300mm Eave to front

Termite Treatment provided in accordance with AS-3680-1
primary building elements for a steel frame

Note: Escape hinges as required to WC

Ondite cornice to bed 1, dining, entry & lounge
Ceramic floor tiles S.B.B (Layed by owner)
Precast concrete to front elevation
Precast concrete front elevation
Precast concrete steps required

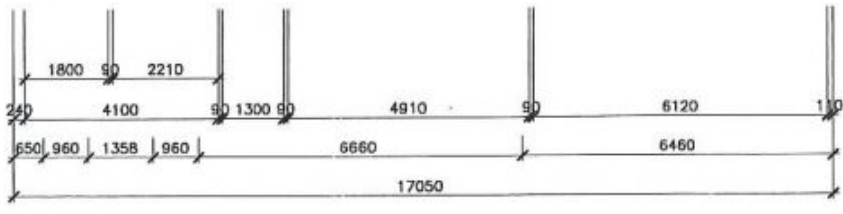
PRELIMINARY DRAWINGS ONLY



NOTE: Steel FRAME
(80mm STUD FRAME WITH NOGGINS)

Architrave size: 42 x 12 Colonial
Sighting size: 67 x 12 Colonial

Area Calculation
Residence: 226.95 Sqm (24.45 Sq's)
Garage: 40.59 Sqm (4.37 Sq's)



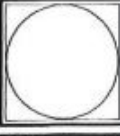
Floor Plan 1:100

THIS IS SHEET... OF...
DRAWINGS REFERRED TO IN THE
CONTRACT
DATE: ...
REVISION: ...
PROJECTION: ...

TPF
The Plan Factory
Building Design Consultants
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Registered Building Practitioner No. 210

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BUILDING WITH YOU



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DRAWN: 500	CHK: 508
DATE: 18.04.07	SCALE: 1:100
DESIGNER: G.J.P.	SHEET: 1 of 7
Dwg. No. 4508	