

LUKE GOGGIN REAL ESTATE



3 Lemon Gum Drive Strathfieldsaye VIC

4 2 2

Be impressed by this deceptively spacious home, set in a quiet court on an 1043m2 allotment. Offering 4 bedrooms, the main with a walk in robe & en suite (incorporating a full size bath, shower, separate toilet & double basins), the remaining 3 all contain built in robes. Abundant living areas include a formal lounge, sizeable study, large open plan kitchen/meals space & an additional family room. The kitchen itself features amazing bench, cupboard & drawer space & a built in pantry. There's a 3 piece family bathroom with a separate toilet/powder room & a great laundry providing plentiful built in storage. Ducted heating & cooling control temperature throughout the home & ducted vacuuming is a bonus. Step outside to the fabulous covered entertaining area, a gorgeous Bali Hut to sit & relax, lovely landscaped gardens & lawn, 2 garden sheds & a 5000 litre water tank. Close to Strathfieldsaye's many amenities & only a short drive to Bendigo CBD.

Price : \$ 510,000
Land Size : 1043 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/strathfieldsaye/residential/home/5725446>



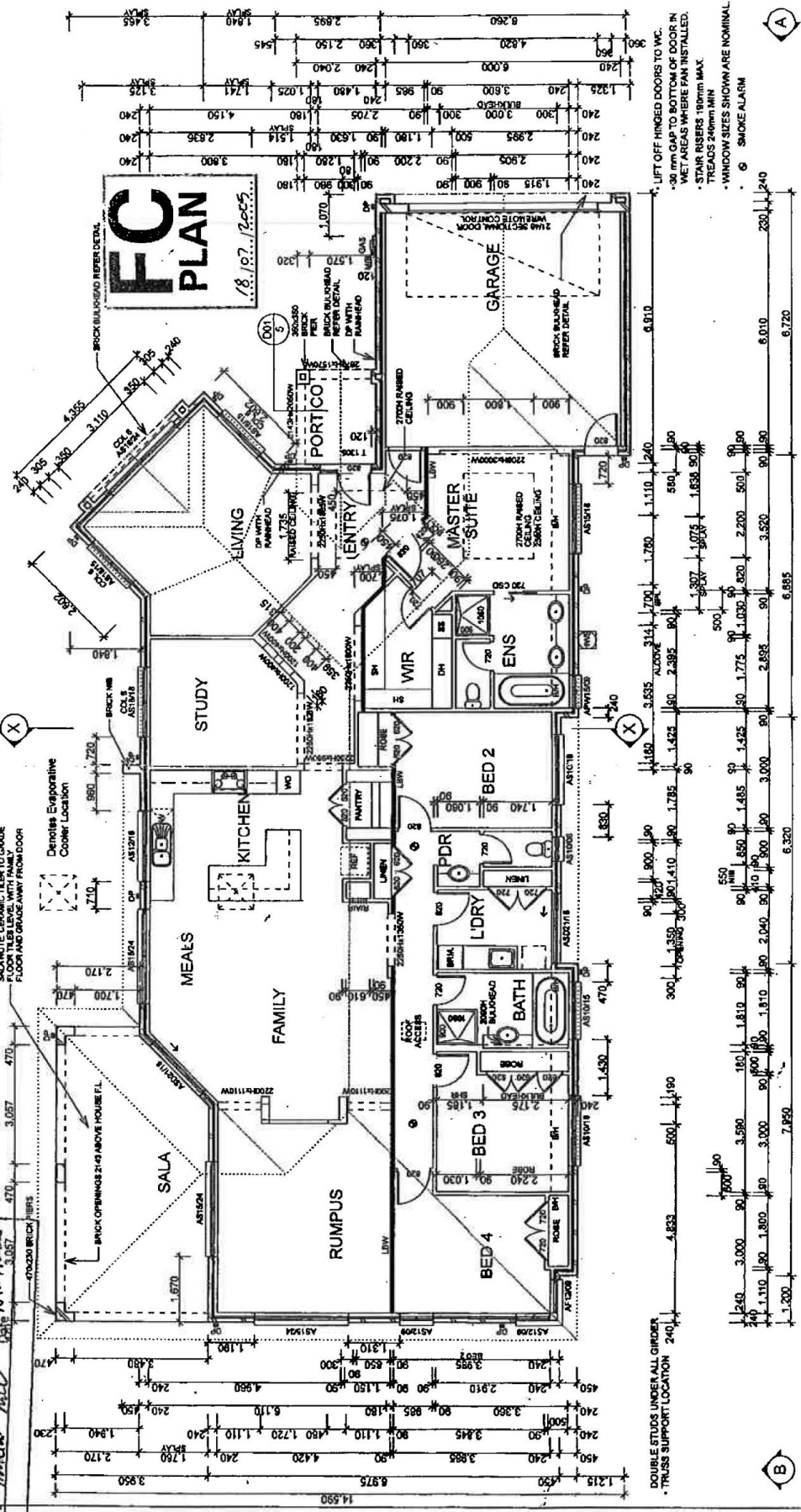
Melinda Goggin
03 5442 1422

FirstRate ~~house~~ energy rating

- ☒ single dwelling rating 5.5 stars 7,084 kWh
☐ multi-unit development (attach rating of 240 kWh)
 Accreditation number VIC/041511

Signature *Michael Pale* Date 18.07.2005

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.
- VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- MATERIALS AND WORKPRACTICES SHALL COMPLY WITH THE BCA AND OTHER RELEVANT CODES REFERRED TO IN THE BCA.



DENNIS FAMILY 374 KENTHAM STREET, SHEPPARTON, VIC 3024 PH: 03 9497 1144		DENNIS FAMILY HOMES PTY. LTD. ABN 51 08 254 130 100/101 KENTHAM STREET, SHEPPARTON, VIC 3024 PH: 03 9497 1144	
This is the drawing referred to in our contract dated _____ Owner's _____		SIGNATURES This is the drawing referred to in our contract dated _____ OWNER F.J. & C.A. DULLARD ADDRESS LOT 23 LEMON GUM DRIVE, STRATHFELDE NSW 1460	
AREA	SQM	PROPOSED RESIDENCE FOR	MODEL
Ground floor	341.25	OWNER	KENSINGTON 303
Garage	40.75	ADDRESS	ESTATE
Sub	277.5		TITLE
Porches	4.50		FLOOR PLAN