

LUKE GOGGIN REAL ESTATE



14 Fiddlers Lane Jackass Flat VIC

3  2  2 

Located in a new homes estate, with a picturesque lake & close to walking & cycling tracks is this fantastic 3 bedroom home. Offering great value, features include a double garage, good living areas & a modern kitchen with gas & electric appliances, a dishwasher & ample cupboard space. The main bedroom contains an ensuite & WIR, while the remaining bedrooms have BIR's. There is ducted heating throughout & a split system in the lounge. Outside you will find a double lock up garage & a low maintenance fully enclosed yard. This home has a lovely outlook & is close to the public park/children's playground. Currently leased at \$310 per week on a 6 month lease, it will make a great addition to your investment portfolio. (Please note that the photos for this property were taken in 2016 BEFORE the current tenant moved in)

Price : \$ 297,000
Land Size : 277 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/jackass-flat/residential/house/5725448>



Melinda Goggin
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ELEVATION D

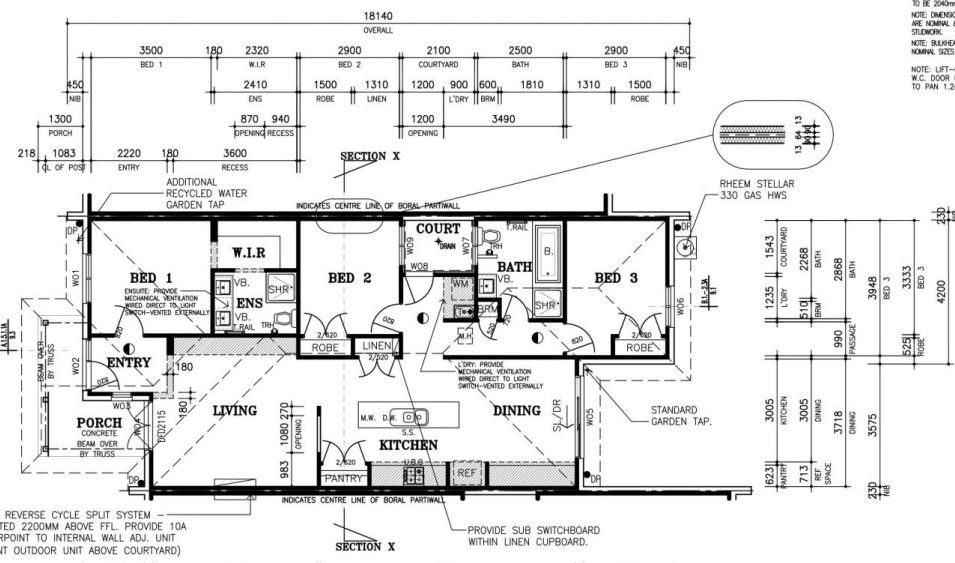
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS

— DENOTES 150mm DEEP BLANK END UNLESS NOTED OTHERWISE
 NOTE: DIMENSIONS LOCATING WINDOW ARE NOMINAL
 NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm HIGH
 NOTE: DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK
 NOTE: BLANKETS & NBS ARE NOMINAL SIZES ONLY
 NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN 1.2m OR GREATER

PROVIDE CAROMA COSMO SINGLE 600mm CHROME TOWEL RAIL TO BATH & ENS. FLOOR
 PROVIDE CAROMA COSMO CHROME TOILET ROLL HOLDERS TO BATH & ENS WC. 100g

ELEVATION A

ELEVATION C



— DENOTES GRADED DRAIN TO COURTYARD. LOCATION TO PLUMBERS DISCRETION.
 — SMOKE DETECTOR TO AS 3786
 — MANHOLE
 — ALL NET AREAS TO COMPLY WITH AS 3740
 NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH CODES BSA, PAF, S.S.1.
 NOTE: REF. FIE, IAL, CD, DM INDICATE POSITION ONLY.
 NET FLOOR TILE AREA:
 (NOT INCLUDING SKIRTING TILES)
 STANDARD AREA: 8.09 m²
 ADDITIONAL AREA: 10.11 m²
 (BY VARIATION)

FINAL PLANS

Ground Floor:	120.23 sq.m	12.94 sqrs
Subtotal:	120.23 sq.m	12.94 sqrs
Porch:	8.33 sq.m	0.90 sqrs
Garage:	42.36 sq.m	4.56 sqrs
Light Court:	3.49 sq.m	0.38 sqrs
Total Area:	174.40 sq.m	18.77 sqrs

ELEVATION B

<p>SIMONDS HOMES MELBOURNE P/L ACN 050 197 610 HEAD OFFICE 2ND FLOOR 28-32 ALBERT ROAD, SOUTH MELBOURNE VIC 3205 TELEPHONE (03) 9682 0700 ENQUIRIES 1300 733 133 EMAIL: enquires@simonds.com.au INTERNET: www.simonds.com.au</p>	Spec:	2010 SIMVESTA SPEC. (VIC)	View:	GROUND FLOOR PLAN	<p>V1</p> <p>Scale: 1:100 @ A3</p> <p>Date: 09.03.12</p>	House:	CUSTOM DESIGN
	Customer:	N & T MILLS	Facade:	BASE			
	Address:	LOT 323 FIDDLERS LANE, JACKASS FLAT.	Drawn:	M.J.W Job No: 31185-ACC			
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