

# LUKE GOGGIN REAL ESTATE



## 202 Mulberry Lane Lockwood South VIC

4 2 4

This standout property is so much more than just a roof over your head, it's a way of life. Set on 3.70 hectares (approx.) or 9 acres (approx.), it offers the chance to embrace the space & enjoy a little luxury & rural rejuvenation. The expansive residence was designed to take full advantage of fabulous rural panorama stretching across the surrounding hills & picturesque Lockwood Valley. It exudes quality & comfort with 4 big bedrooms, main with walk-in robe, spacious ensuite & spa bath. Incorporating generous living spaces including a formal lounge, spacious open-plan kitchen, dining & family area plus a wood heater, ducted evaporative cooling & 5 kilowatt solar system. The kitchen is equipped with stainless steel dual-fuel commercial range, dishwasher & caesar stone-topped benches, situated at the far end of the house, includes outdoor alfresco areas. Outside, verandas provide protection from the summer sun & a place to sit & watch

**Price** : \$ 660,000  
**Land Size** : 3.7 ha  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/lockwood-south/residential/house/5725467>



**Paul Dalton**  
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note:  
 if a girder truss sits directly  
 under an opening, the lintel  
 is to be designed by the manu.  
 or engineer.

B1 300x63 Hygon UL  
 (no girders above)  
 (weather protected)

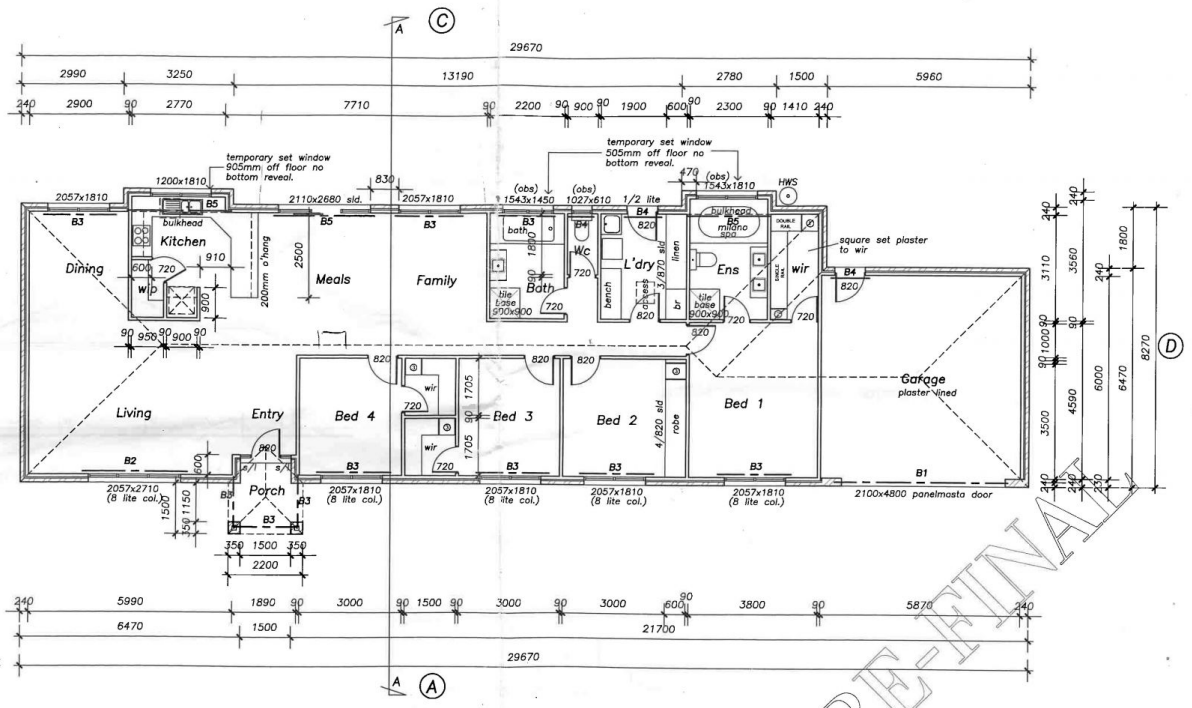
B2 Beam to truss spec.

B3 140x45 F17 K.D.H.W

B4 80x35 F17 K.D.H.W

B5 240x35 F17 K.D.H.W

ALL BEAMS TO INTERNAL PROPPING POINTS ARE  
 TO BE DESIGNED BY TRUSS MANUFACTURER.  
 DOUBLE STUDS TO BE PROVIDED FOR ALL BEAM  
 SUPPORTS UNLESS NOTED OTHERWISE.



WIND RATING N1