

LUKE GOGGIN REAL ESTATE



8 Fiddlers Lane Jackass Flat VIC

4  2  2 

Located in a new homes estate, overlooking picturesque park lands, a public playground & walking & cycling tracks is this modern 4 bedroom home. Offering great value, features include a double garage, good living areas & a sleek kitchen with gas & electric appliances, a dishwasher & ample cupboard space. The main bedroom contains an ensuite with double basins & WIR, while the remaining bedrooms all have BIR's & share the light & bright 4 piece family bathroom. There is ducted heating throughout as well as a split system. Outside you will find a low maintenance, fully enclosed yard. Close to child care, shops, public transport, a golf course & only 6.7kms to the Bendigo CBD. Currently leased at \$310 per week until 07/01/21 with potential to achieve up to \$330 per week, it will make a great addition to your investment portfolio.

Price : \$ 315,000
Land Size : 323 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/jackass-flat/residential/house/5725543>



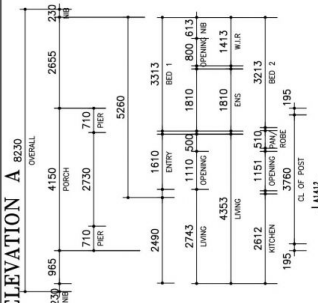
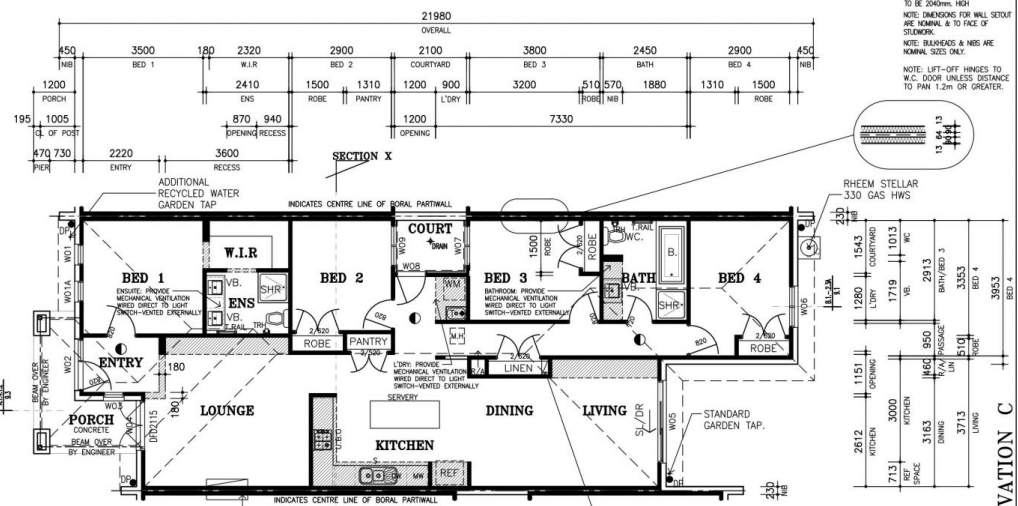
Melinda Goggin
03 5442 1422

ELEVATION D

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

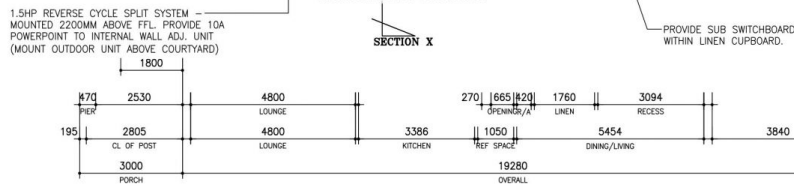
- DENOTES 150mm DEEP BLANK END UNLESS NOTED OTHERWISE
 NOTE: DIMENSIONS LOCATING WINDOW ARE NOMINAL
 NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm HIGH
 NOTE: DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK
 NOTE: BLANKHEADS & RISERS ARE NOMINAL SIZES ONLY.
 NOTE: LIFT-OFF HINGES TO W.C.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

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



- 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 OF PRACTICE 3.5.1.1.
 NOTE: REF. FIE. WALL CD INDICATE POSITION ONLY.

NET FLOOR TILE AREA:
 (NOT INCLUDING SKIRTING TILES)
 STANDARD AREA: 8.00 m²
 ADDITIONAL AREA: 10.00 m²
 (BY VARIATION)



FINAL PLANS

Ground Floor:	146.33 sq.m	15.75 sq.m
Subtotal:	146.33 sq.m	15.75 sq.m
Porch:	7.78 sq.m	0.84 sq.m
Garage:	42.36 sq.m	4.56 sq.m
Light Court:	3.49 sq.m	0.38 sq.m
Total Area:	199.94 sq.m	21.52 sq.m

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 ENGINEERS 1300 733 135 EMAIL: enquires@simonds.com.au INTERNET: www.simonds.com.au</p>	Spec: 2010 SIMVESTA SPEC. (VIC)	View: GROUND FLOOR PLAN	V1	House: CUSTOM DESIGN
	Customer: ALESSANDRINO	Address: LOT 326 FIDDLERS LANE, JACKASS FLAT.		Scale: 1:100 @ A3
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		Checked:	Sheet No: 2.1	