

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>

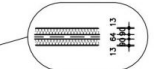


Melinda Goggin
03 5442 1422

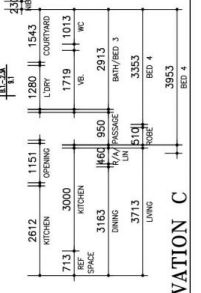
ELEVATION D

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

~ DENOTES 150mm DEEP BLANK END
UNLESS NOTED OTHERWISE
NOTE: DIMENSIONS LOCATING
WINDOWS 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



RHEEM STELLAR
330 GAS HWS



ELEVATION C

FINAL PLANS

Ground Floor:	146.33 sq.m	15.75 sqrs
Subtotal:	146.33 sq.m	15.75 sqrs
Porch:	7.78 sq.m	0.84 sqrs
Garage:	42.38 sq.m	4.56 sqrs
Light Court:	3.49 sq.m	0.38 sqrs
Total Area:	199.94 sq.m	21.52 sqrs

House:	CUSTOM DESIGN
Facade:	BASE
Drawn:	M.J.W
Job No:	51188-ACC
Checked:	
Sheet No:	2.1

Scale: 1:100 @ A3
Date: 08.03.12

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ELEVATION B

Spec: 2010 SIMVESTA SPEC. (VIC)

View: GROUND FLOOR PLAN

Customer: ALESSANDRINO

Address: LOT 326 FIDDLERS LANE, JACKASS FLAT.

V1

SIMONDS
We're in it together

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

~ 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 COMPONENTS TO COMPLY
WITH CURRENT SCA PART 3.5.1.3.
NOTE: REF. FIE. WALL CO. DIM INDICATE POSITION ONLY.

1.5HP REVERSE CYCLE SPLIT SYSTEM -
MOUNTED 2200MM ABOVE FFL. PROVIDE 10A
POWERPOINT TO INTERNAL WALL ADJ. UNIT
(MOUNT OUTDOOR UNIT ABOVE COURTYARD)

INDICATES CENTRE LINE OF BORAL PARTWALL

PROVIDE SUB SWITCHBOARD
WITHIN LINEN CUPBOARD.

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