

LUKE GOGGIN REAL ESTATE



10 Roche Court White Hills VIC

3  2  2 

This low maintenance, modern property features 3 bedrooms, 2 bathrooms, a double remote garage with internal access & already has a tenant in place. Step inside to the entrance hall which includes a handy double storage cupboard. Continue along to the main bedroom which contains a walk in robe & 3 piece ensuite. The well designed, open plan living space offers dining, kitchen & lounge areas all filled with natural light. Modern appliances & a built in pantry are features of the functional kitchen. A hallway leads to the 2 remaining bedrooms both with built in robes, the family bathroom (which also contains a european laundry), separate toilet & linen cupboard. Ducted heating, a split system & ceiling fans maintain comfort control throughout the home. Sliding glass doors access the compact backyard & also a concreted courtyard/bbq area. Located in a quiet court within walking distance to shops, Primary & Secondary Schools, Botanic

Price : \$ 340,000
Land Size : 303 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/white-hills/residential/house/5769775>



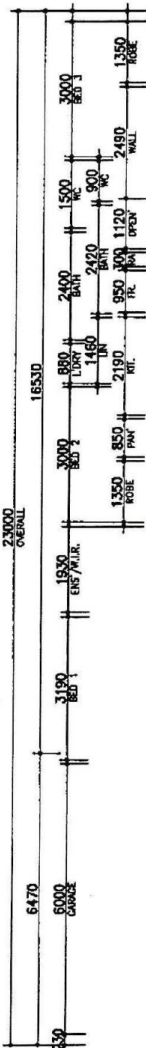
Melinda Goggin
03 5442 1422



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

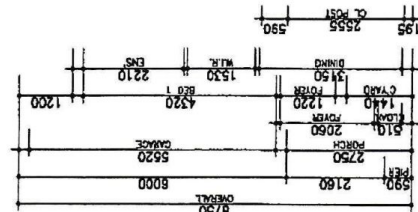
SHOWS 150mm DEEP BUILDING UNLESS NOTED OTHERWISE
 NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL
 NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm, HIGH

ELEVATION B

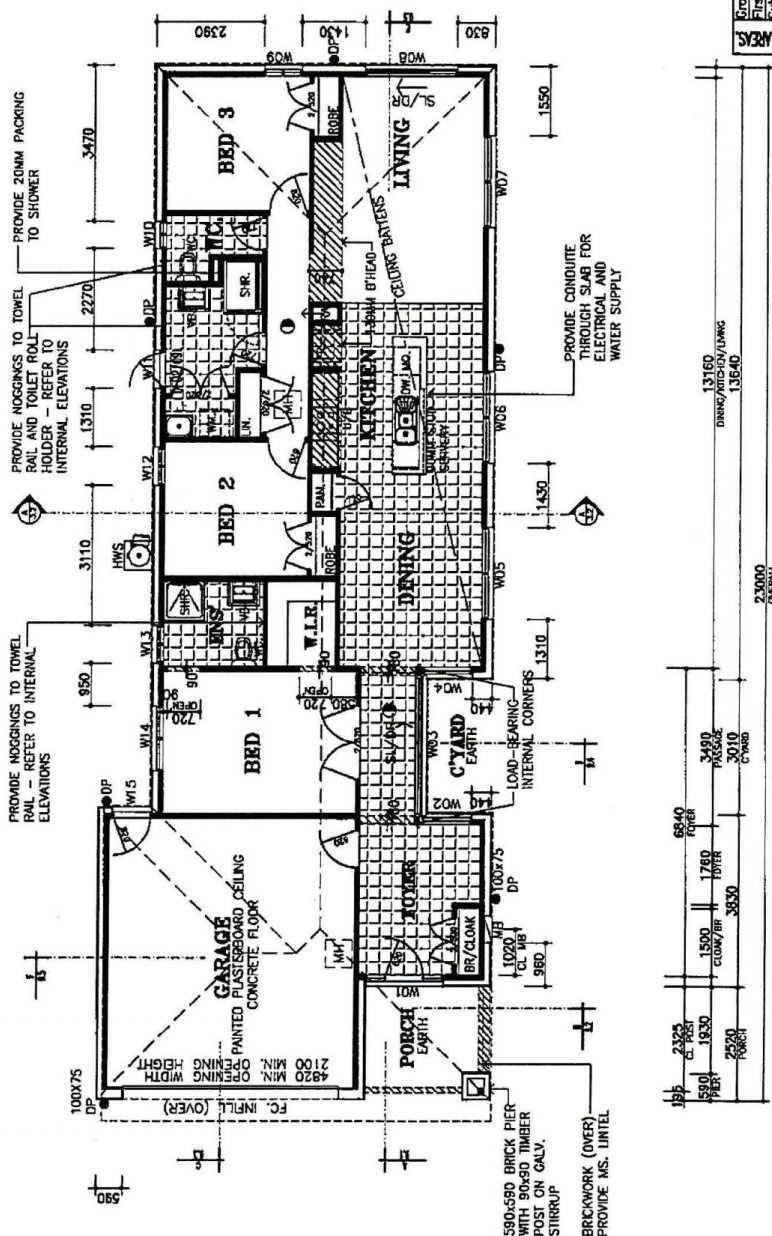
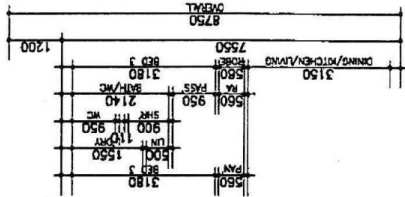


SELECTED CERAMIC FLOOR TILING

ELEVATION A



ELEVATION C



ALL NET AREAS TO COMPLY WITH AS 3740
 NOTE: PROVIDE 1% TEMPERATURE CONTROL DEVICE TO REGULATE HOT WATER SUPPLY TO BATHROOM & ENSURE TO CONFORM WITH PLUMBING & DRAINAGE CODE.
 REF. FRE. INT. CD. DW INDICATE POSITION ONLY

NET FLOOR TILE AREA (NET INCLUDING SKIRTING TILES)
 SKIRTING AREA 51.30 m²
 CARPET AREA 61.78 m²
 (BY VARIATION)

CONTINGENT AREAS	CONTINGENT AREAS
Ground Floor	133.38 sqm
First Floor	0.00 sqm
Subtotal	133.38 sqm
Porch	8.20 sqm
Garage	36.26 sqm
Balcony	0.00 sqm
Total Area	178.84 sqm

House:	AUGUSTA 1910
Facade:	CONTEMPORARY
Drawn:	XINAMEX Job No. X000004
Checked:	XINAMEX Sheet No. 2.1

Scale:	1:1000A3
Date:	00.00.00
Project:	GROUND FLOOR PLAN
Customer:	
Address:	

Spec:	SIMVESTA SPECIFICATION (STANDARD)
Development:	DEVELOPMENT DIMENSION PURPOSE ONLY -
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