10 Roche Court White Hills VIC

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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
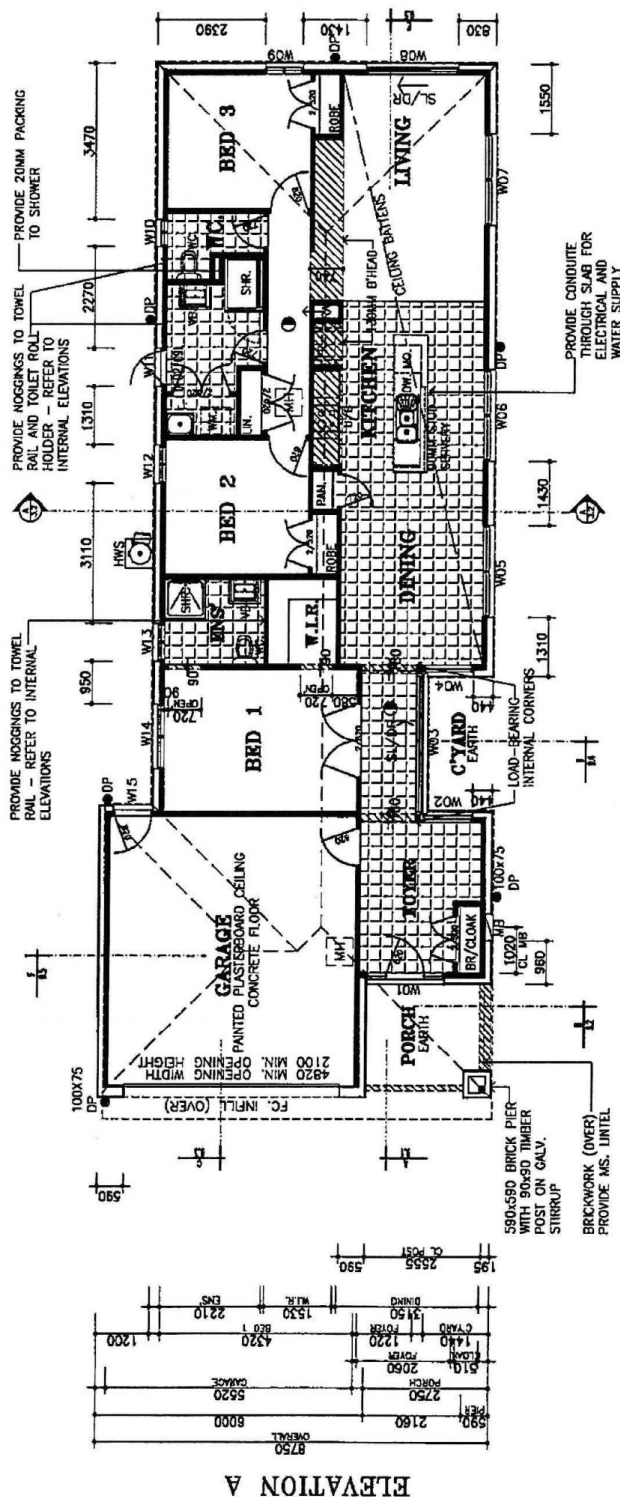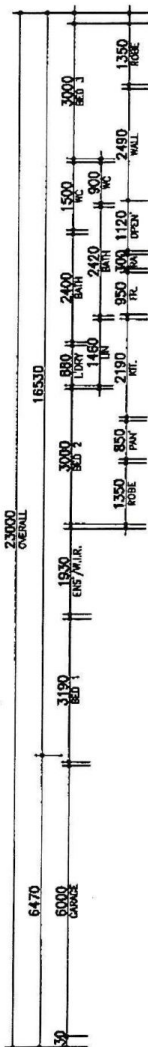**View** : https://www.goggin.com.au/sale/vic/greater-bendigo-region/white-hills/residential/house/5769775

Melinda Goggin
03 5442 1422

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

ELEVATION C

ELEVATION B

ELEVATION A

ELEVATION D

GROUND FLOOR PLAN

GARAGE
PAINTED PLASTERBOARD CEILING
CONCRETE FLOOR

BED 1
BED 2
BED 3

W.I.R.
LIVING
DINING
KITCHEN
PANTRY
FOYER
PORCH
CL/OAK
C'YARD

ROBE
SHR.
W.C.
BATH
ENS
LDRY

PROVIDE 20MM PACKING TO SHOWER

PROVIDE NOGGINGS TO TOWEL RAIL AND TOILET ROLL HOLDER – REFER TO INTERNAL ELEVATIONS

PROVIDE NOGGINGS TO TOWEL RAIL – REFER TO INTERNAL ELEVATIONS

PROVIDE CONDUITE THROUGH SLAB FOR ELECTRICAL AND WATER SUPPLY

CEILING BATTERS

LOAD–BEARING INTERNAL CORNERS

590x590 BRICK PIER WITH 90x90 TIMBER POST ON GALV. STIRRUP

BRICKWORK (OVER)
PROVIDE M.S. LINTEL

FC INFILL (OVER)

4820 MIN. OPENING WIDTH
2100 MIN. OPENING HEIGHT

100X75 DP

- DENOTES 150mm DEEP BULKHEAD UNLESS NOTED OTHERWISE

NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL.

NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm. HIGH

SELECTED CERAMIC FLOOR TILING

ALL WET AREAS TO COMPLY WITH A.S. 3740

NOTE: PROVIDE 1No. TEMPERATURE CONTROL DEVICE TO REGULATE HOT WATER SUPPLY TO BATHROOM & ENSUITE TO CONFORM WITH PLUMBING & DRAINAGE CODE.

REF: FRE. WAL. CO. DW INDICATE POSITION ONLY

NET FLOOR TILE AREA:
(NOT INCLUDING SKIRTING TILES)
STANDARD AREA ....51.39 m²
CARPET AREA ....61.28 m²
(BY VARIATION)

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We're in it together

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Spec: SIMVESTA SPECIFICATION
(STANDARD)

– DEVELOPMENT DIVISION PURPOSE ONLY –

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View: GROUND FLOOR PLAN
Customer:
Address:

Ground Floor:	133.36	sq.m	14.35
First Floor:	0.00	sq.m	0.00
Subtotal:	133.36	sq.m	14.35
Porch:	6.30	sq.m	0.68
Garage:	36.86	sq.m	3.97
Balcony:	0.00	sq.m	0.00
Total Area:	176.52	sq.m	19.00

House: AUGUSTA 1910
Facade: CONTEMPORARY
Drawn: XXXX XXNAMEX   Job No: X0000X
Checked: Sheet No: 2.1

CONTEMPORARY AREAS:
Date: 00.00.00

Scale: 1:100@A3

V1