

LUKE GOGGIN REAL ESTATE



7 Spring Gully Road Quarry Hill VIC

3 2 3

This quality built property features an extensive open living area which is an entertainers dream. Large light filled windows look out to the timber deck that wraps around both sides of the home & along the rear fence is beautiful parkland.

The huge main bedroom offers his & hers WIR's, an ensuite & a double sized shower, plus a sliding door to a beautiful timber deck area. The 2nd living area is kept separate to allow it to be used as a 4th bedroom or study & all other bedrooms are large & include BIR's & ceiling fans.

Heating & cooling is ducted throughout including zoning and electronic timing function, creating the most comfortable living environment.

A lush garden surrounds 3 separate outdoor areas with low

Building Size : 22 sqm
Land Size : 718 sqm
View : <https://www.goggin.com.au/lease/vic/greater-bendigo-region/quarry-hill/residential/house/6324901>

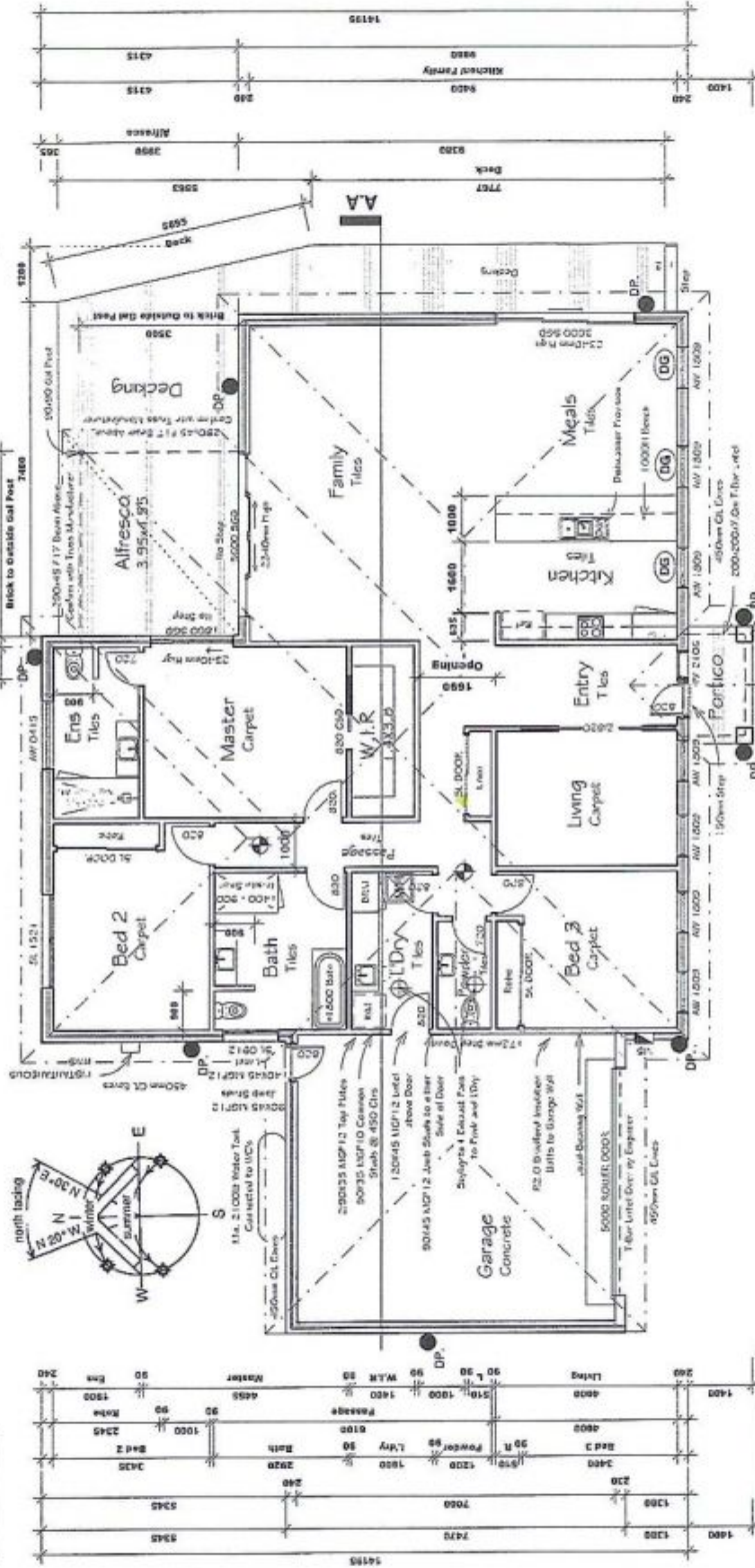


Rhonda Brittain
03 5442 1422

Town House 1		
Name	Area	Sep.
Residence	197.48 m ²	21.26
Garage	48.17 m ²	5.19
Decking	28.72 m ²	3.09
Covered Deck	16.20 m ²	1.74
Portico	3.64 m ²	0.39
Grand total	294.21 m ²	31.67

CONFIRM Lintel AND JAMB STUD SIZES WITH TRUSS MANUFACTURER AFTER TRUSS LAYOUT HAS BEEN COMPLETED

IF Lintel SIZE ARE NOT MARKED ON THE FLOOR PLAN REFER TO Lintel TABLE ON SHEET 04



First Rate 5
house energy rating
Single dwelling rating **6.0 Stars** **193.7 MJ/m²**
Accreditation Number: VIC/BDV/10/0312
Signature _____ Date 24/04/13

FLOOR PLAN

1 : 100

BAL LOW

FLOOR PLAN

Project number	RL 1-205
Date	25/04/13
Drawn by	D.M.
Checked by	G.P.
Scale	1 : 100
Drawing No.	01

PROJECT ADDRESS:
5 Spring Gully Rd
Quarry Hill

PROJECT CLIENT:
Marwood Inverments PTY LTD



bdv
BUILDING DESIGN VERIFICATION
600-100-1000

Ph: 54413115
Fax: 54413125



33 BROWN STREET MENDOCINO