



20 Dianella Court Kangaroo Flat VIC

4 2 2

This spectacular home has everything a buyer could want and more, in a quiet court with views of the surrounding bushland. The moment you step off the Merbau decking entry onto the large polished porcelain floor tiles, you will be wowed by the class and attention to detail of this house that must be seen to be believed.

All 4 large bedrooms have BIRs, block out blinds, ceiling fans plus a bonus walk in robe with a double shower and double basin in the master bedroom. The open plan kitchen, dining and living area has views of the large wrap around deck, alfresco area with adjoining pergola covering a built in BBQ and large bench space with more than enough space to entertain.

The spacious modern kitchen is equipped with loads of storage and bench space made of beautiful Caesarstone tops complete with dishwasher, double sink and island bench with plenty of seating space. The kitchen also

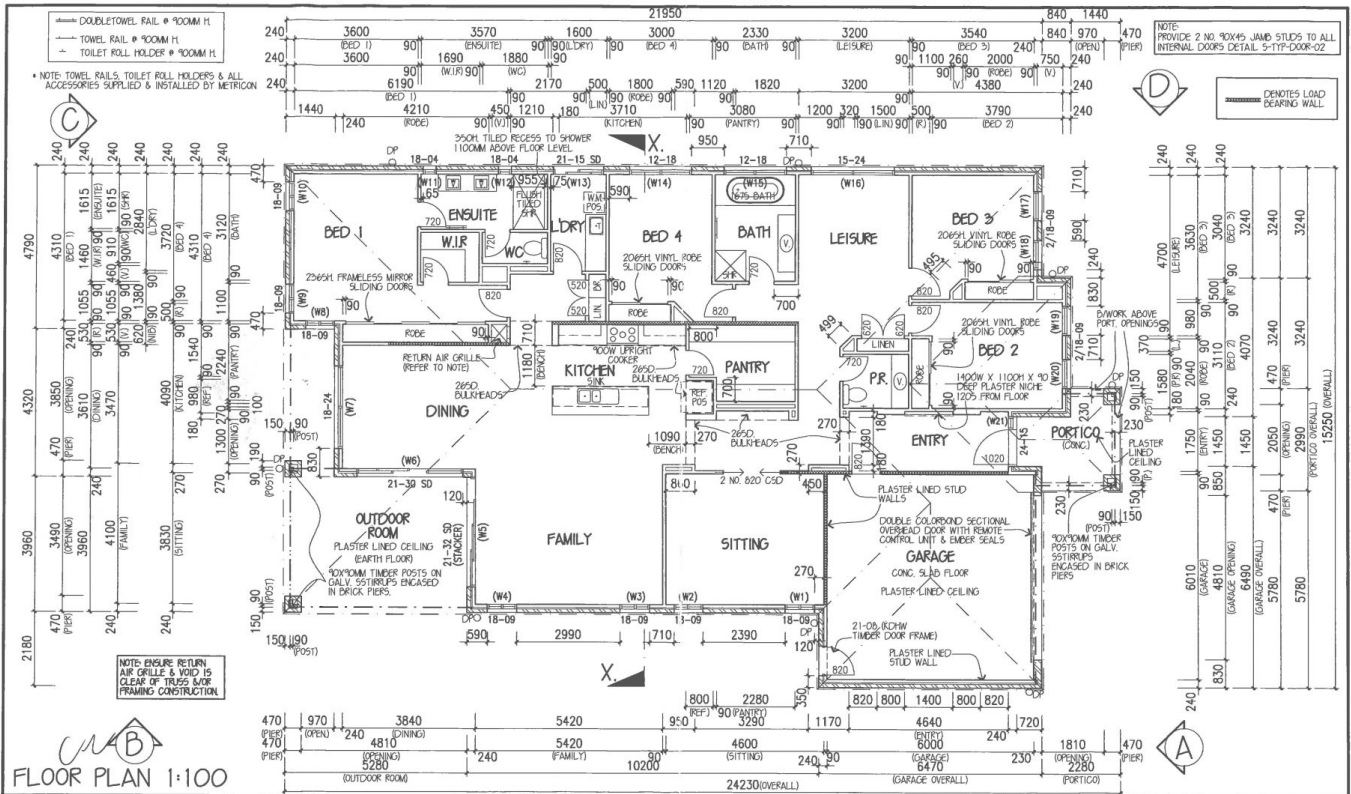
Land Size : 757 sqm
View : <https://www.dck.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/5767145>



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NOTES:
 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
 WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
 ALL GLAZING TO COMPLY WITH A.S. 1288-2006 CLASS IN BUILDINGS, & WITH A.S. 4055-1992 FOR WINDLOADING.
 WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
 GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRIPS.
 ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH B.C.A.3.8.3.

VARIATIONS(V), RE-PREPS(R), AMENDMENTS(A)				AREAS:			
No.	Date	Drawn/Checked	No.	Date	Drawn/Checked	GRID FLR:	236.76 50M
VO1	---	---	---	---	---	GARAGE:	374.46 50M
						PORTICO:	716 50M
						OUTDOOR ROOM:	271.15 50M
						SUBTOTAL:	236.76 50M
						TOTAL:	5105.55 50M
							25.41 50M
							53.43 50M

DESIGN: **CHELSEA 33**
 FACADE: **TRADITIONAL** CEILING: **25, R**
 GARAGE: **DOUBLE** LOCATION: **F**
FLOOR PLAN
 VERICHE 22 TRASI
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CONTD ON SHEET NO. 3