



CONSTRUCTION ISSUE

floor plan - unit 4

scale 1:100

- smoke detector to A.S. 3786
hard wired and interconnected where
there is more than 1 detector

dp ● 100 x 50 upvc downpipes

Ⓐ brick control joint

denotes vinyl plank flooring

AREAS:

total living = 87.1m2. 9.4sq

garage = 24.6m2. 2.6sq

porch = 1.90m².

nog. details

NOG FOR TOWEL RAIL (*tr*) CONFIRM ON SITE
NOG FOR TOILET ROLL HOLDER (*thb*) AT 800

1

Dwelling is to be provided with a 2000Ltr minimum rainwater tank connected to sanitary flushing system

note:
1. All porch framing and pad footings to engineer's design.

BUSHFIRE ATTACK LEVEL - N/A
SITE OUTSIDE AREA PRONE
TO ATTACK BY BUSHFIRE

AMENDMENTS:

10/03/2023: REV A
FINISHED FLOOR LEVELS AMENDED.

AMENDMENTS REQUIRED FOR BUILDING PERMIT:

Tony De Jong Drafting P/L

D.P. AD 244

A.B.N: 38 233 853 783

Phones: 0419 538 580

Email: dejongdrafting66@gmail.com

project name:

PROPOSED UNIT DEVELOPMENT

client:

LOYLAND PTY LTD

address:

**LOT 2, UNIT 4, 274A HUMFFRAY STREET
BROWN HILL**

scale:

1:100/A3

date:	
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05/08/2025

sheet n

17153





UNIT 4



HUMFFRAY STREET NORTH



IGA
Supermarket

Russell
Square

Ballarat
CBD

Ballarat
Hospitals

Lake
Wendourie

Sale

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14



4/274a Humffray Street North, Brown Hill

2  1  1 

Estimated Rental Return

\$390.00 - \$410.00 Per Week

We have inspected the property in order to assess and ascertain a potential rental return.
This estimation of value is based on factors including but not limited to the following:



The Current State
of the market



Unique qualities
of the property



Location and
local amenities



Recently leased
comparable properties



Josh Walhouse

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Jwalhouse

Solving problems and finding the best solutions for his clients are priorities in his vocation and representation of Buxton Real Estate.

Josh Walhouse is an accomplished estate agent who holds a full license and specializes in Business Development. Demonstrating an unwavering commitment to his clients' objectives, with a successful background in property management and leasing Josh utilizes these skills to help clients achieve their property goals.

This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way

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