



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN CROSSING

CONCRETE KERB

SEP

BITUMEN CROSSING

fire plug

15.24m 82°05'

8.455m 82°05'

FOOTPATH

LANE STREET

VERANDAH

No. 270
existing
single storey
weatherboard/
sheet roof
residence

existing residence

POR.

EXT.
CLAD.

SPOS

UNIT 11

3 bed

sect. p.o.s.
sect. 78.8m²

No. 274
existing
single storey
brick/tile roof
residence

CARPORT

PALS

R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

existing
single storey
brick/tile roof
residence

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R/D

existing
single storey
brick/tile roof
residence

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R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

existing
single storey
brick/tile roof
residence

PALS

R/D

EXISTING HOME
TO BE DEMOLISHED
PRIOR TO WORKS
BEING SOLD
AS SEPARATE LOT

CONCRETE DRIVEWAY

VERANDAH

No.278
SINGLE STOREY
WEATHERBOARD
HOUSE

WEATHERBOARD
EXTENSION

NOT FENCED

PRIVATE
OPEN SPACE

UNIT DEVELOPMENT

GARAGE

HRW

GARAGE

HRW

GARAGE

HRW

GARAGE

HRW

GARAGE

HRW

GARAGE

HRW

GARAGE

HRW

UNIT 1

3 bed

sect. p.o.s.
sect. 37.2m²

UNIT 2

3 bed

sect. p.o.s.
sect. 30.0m²

UNIT 3

3 bed

sect. p.o.s.
sect. 34.9m²

UNIT 4

3 bed

sect. p.o.s.
sect. 26.8m²

UNIT 5

2 bed

sect. p.o.s.
sect. 23.6m²

UNIT 6

2 bed

sect. p.o.s.
sect. 16.6m²

UNIT 7

3 bed

sect. p.o.s.
sect. 149.9m²

UNIT 8

2 bed

sect. p.o.s.
sect. 29.3m²

UNIT 9

2 bed

sect. p.o.s.
sect. 33.4m²

UNIT 10

2 bed

sect. p.o.s.
sect. 30.4m²

UNIT 11

3 bed

sect. p.o.s.
sect. 78.8m²

UNIT 12

3 bed

sect. p.o.s.
sect. 91.0m²

UNIT 13

double storey

sect. p.o.s.
sect. 59.7m²

UNIT 14

double storey

sect. p.o.s.
sect. 41.4m²

UNIT 15

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 16

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 17

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 18

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 19

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 20

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 21

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 22

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 23

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 24

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 25

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 26

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 27

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 28

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 29

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 30

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 31

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 32

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 33

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 34

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 35

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 36

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 37

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 38

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 39

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 40

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 41

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 42

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 43

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 44

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 45

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 46

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 47

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 48

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 49

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 50

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 51

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 52

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 53

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 54

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 55

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 56

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 57

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 58

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 59

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 60

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 61

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 62

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 63

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 64

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 65

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 66

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 67

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 68

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 69

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 70

3 bed

sect. p.o.s.
sect. 41.4m²

UNIT 71

3 bed

sect. p.o.s.
sect. 41.4m²

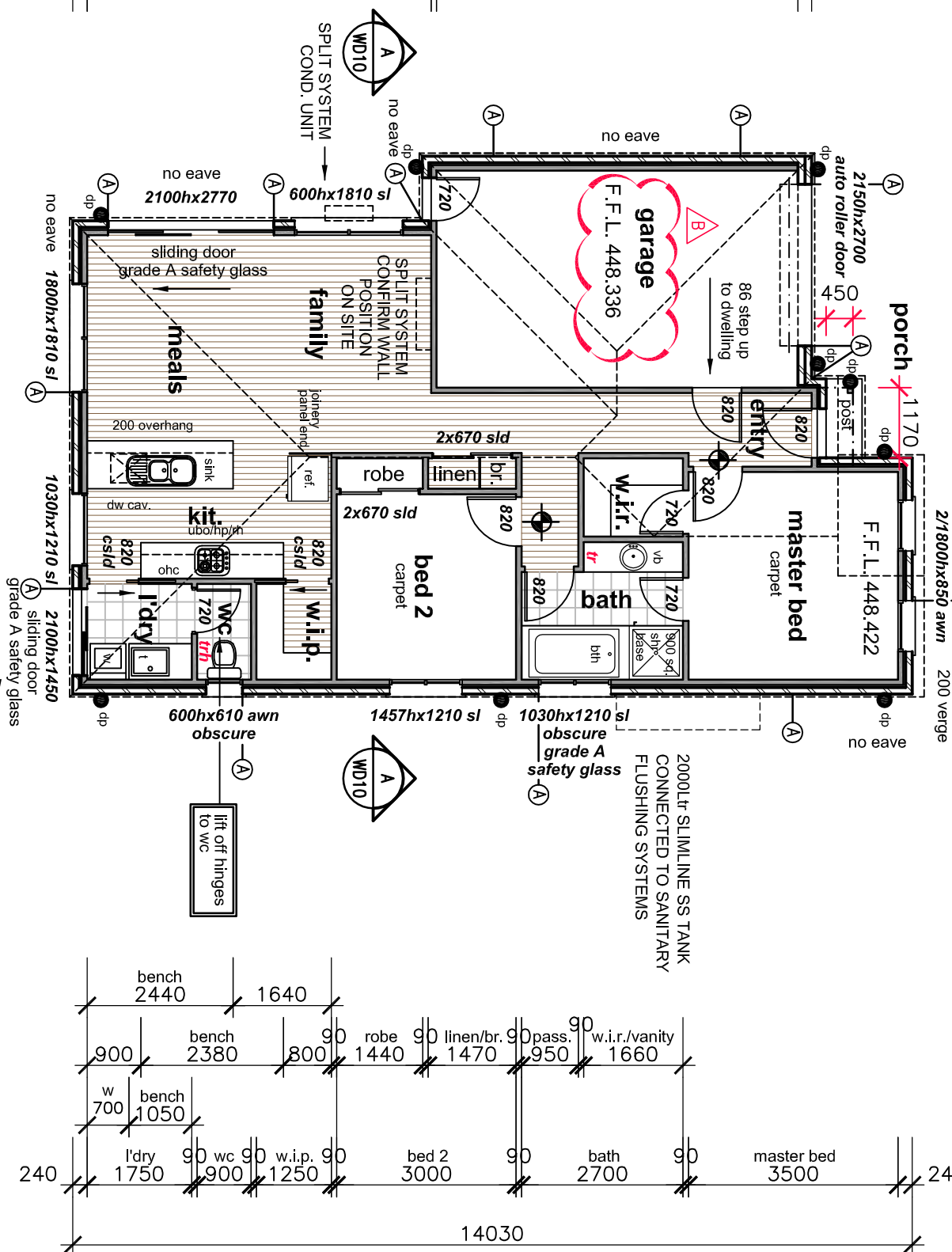
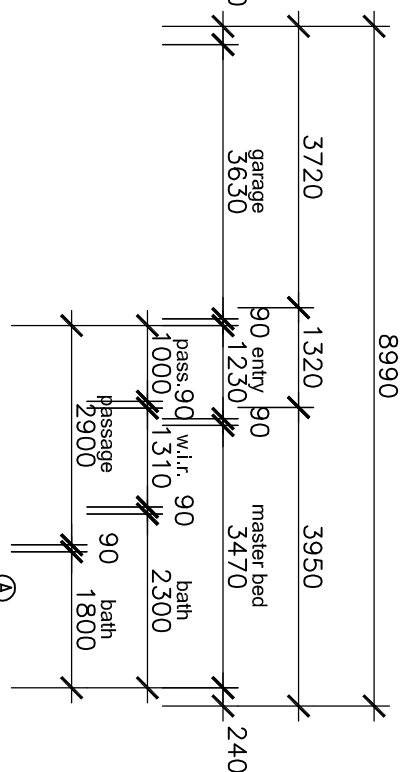
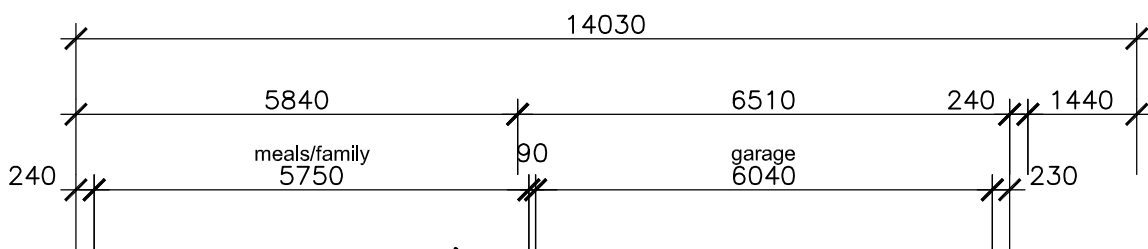
UNIT 72

3 bed

CONSTRUCTION ISSUE

note:
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.



● smoke detector to A.S. 3786
hard wired and interconnected where
there is more than 1 detector
dp ● 100 x 50 downpipes

dp ● 100 x 50 downpipes
 Ⓐ brick control joint
 denotes vinyl plank flooring

nog. details

AREAS:

total living = 87.1m2.	9.4sq
garage = 24.6m2.	2.6sq
porch = 0.79m2.	

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

AMENDMENTS:
10/03/2023: REV A
FINISHED FLOOR LEVELS AMENDED.
05/08/2025: REV B
AMENDMENTS REQUIRED FOR BUILDING PERMIT

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project name:	PROPOSED UNIT DEVELOPMENT
client:	LOYLAND PTY LTD
address:	LOT 2, UNIT 10, 274A HUMFFRAY STREET BROWN HILL

scale:	1:100/A3
date:	05/08/2025
sheet no:	WD 08 OF 17
drg no:	17153



UNIT 10



HUMFFRAY STREET NORTH



IGA
Supermarket

Russell
Square

Ballarat
CBD

Ballarat
Hospitals

Lake
Wendouree

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



10/274a 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



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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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