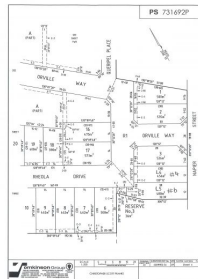


# LUKE GOGGIN REAL ESTATE



## 4/4 Rheola Drive White Hills VIC

This fully serviced block with partial fencing, is located only a short drive to town and offers wonderful amenities such as schools, preschool care, access to walking and cycling tracks and a wide variety of shopping opportunities, from takeaway foods to chemists and Australia Post all on your door step. The allotment is 456 sqm (approx) with a 12m frontage and is ideal for a young family, investor or retiree. The land is surrounded by new homes in what is a stylish new subdivision.

**Price** : \$ 286,000  
**Land Size** : 456 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/white-hills/residential/land/6831140>



**Melinda Goggin**  
03 5442 1422

# ARCHITECTURAL DRAWINGS

## SITE INFORMATION

**Building Classification:** Class 1a (Single Storey)  
**Land Title Reference:** - Plan of Subdivision: PS731692P  
**Wind Classification:** - N2  
Site Classification to AS4055-2006  
**Soil Classification:** TBC By: TBC  
Site Classification to AS2870-2011  
**Climate Zone:** - 6  
**BAL Level:** - TBC  
Site Classification to AS3959-2009  
**Floor Area:** - 267.60m<sup>2</sup>  
**Alfresco Area:** - 31.05m<sup>2</sup>

## SUB-CONSULTANT

**Engineering:** TBC  
**Energy Rating:** TBC

As per Bushfire Prone Area Report, this property is not in a designated bushfire prone area. **No Bushfire construction requirements apply.**

**BAL-N/A**

## PRELIMINARY PLANS

NOT FOR CONSTRUCTION OR  
TOWN PLANNING SUBMISSIONS



## DRAWING LIST

Sheet Number	Issue	Sheet Name	Sheet Issue Date	Drawn By	Current Revision	Current Revision Date
A105	PRELIM.	LOCALITY PLAN	12.01.2022	CMB	A	16.03.21
A201	PRELIM.	EXISTING SITE PLAN	12.01.2022	CMB	A	16.03.21
A301	PRELIM.	PROPOSED SITE PLAN	12.01.2022	CMB	D	12.01.22
A303	PRELIM.	PROPOSED FLOOR PLAN	12.01.2022	CMB	D	12.01.22
A304	PRELIM.	PROPOSED ELEVATIONS	12.01.2022	CMB	D	12.01.22
A305	PRELIM.	PROPOSED ELEVATIONS	12.01.2022	CMB	D	12.01.22
A601	PRELIM.	3D VIEWS	12.01.2022	CMB	D	12.01.22

**DMC**  
Drafting & Design

A.B.N: 17 097 849 769  
DP-AD 19324  
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MOBILE: 0408 171 290  
EMAIL: dmcdrafting@bigpond.com

**PROJECT:** PROPOSED DWELLING

**ADDRESS:** 4 RHEOLA DRIVE  
WHITE HILLS 3550

**CLIENT:** LANSELL HOMES - JEFF SMITH

**REF:** DMC - LH007 - 03-21 **DATE:** 12.01.2022