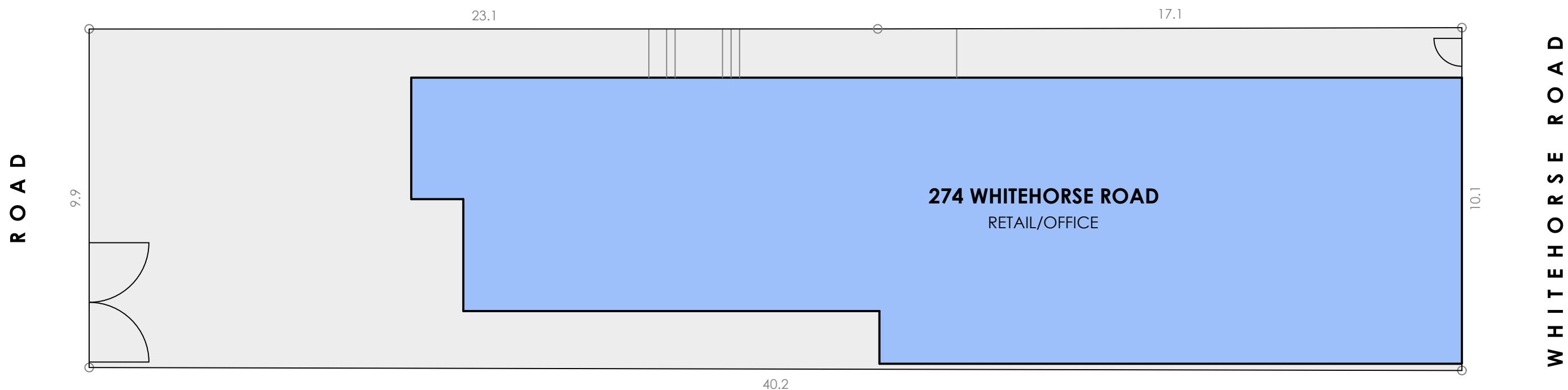


N



### SCHEDULE

274 WHITEHORSE ROAD  
TITLE DETAILS      LOT 1 - LP2302  
LAND AREA      402 m<sup>2</sup>  
BUILDING AREA      315 m<sup>2</sup>

(SITE VISIT 02/12/2021)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES. ALL LAND INFORMATION TAKEN FROM THE DEPOSITED PLAN. BOUNDARIES HAVE NOT BEEN DEFINED.

0 2 4 6 8  
SCALE 1 : 125

CLIENT:



### SITE PLAN

274 WHITEHORSE ROAD,  
BALWYN, VIC

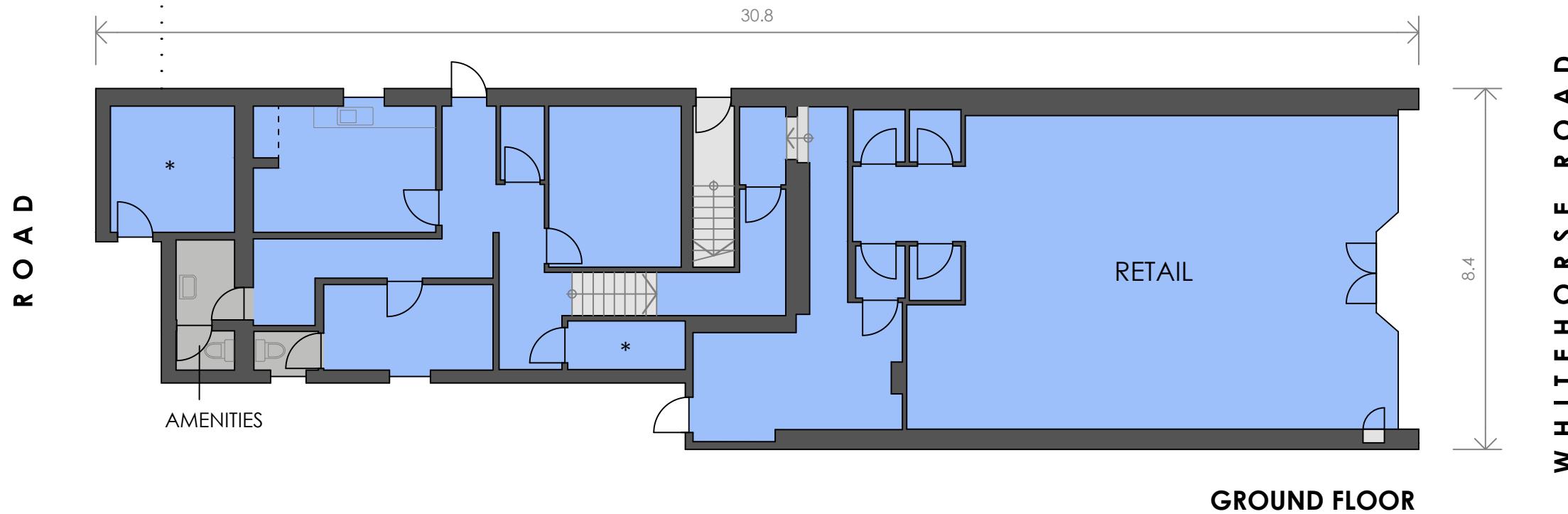
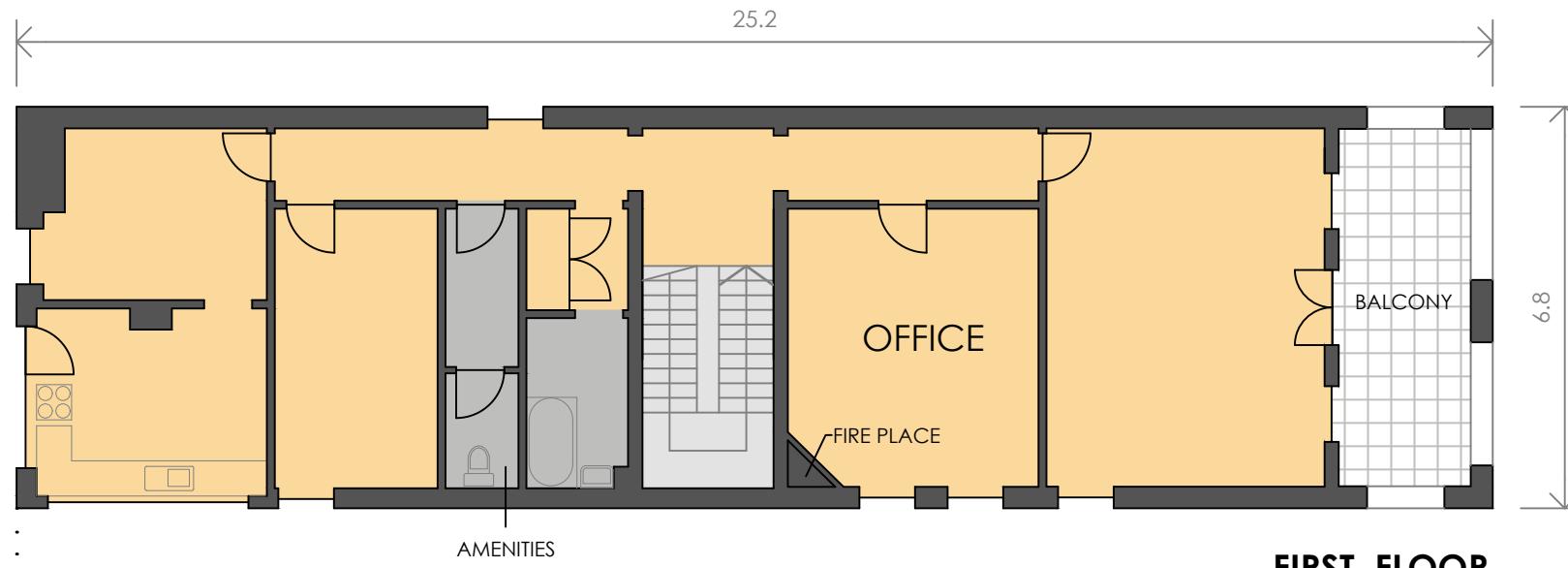
DATE: 03/12/2021

REF: 80788 REV:  
DRAWN: AM CHECKED: AL  
SCALE: 1:125 @ A3 SHEET: 1 OF 2

Australia | New Zealand

**REALSERVE**  
Start confident.

Building Measurement Specialist  
Consulting Land Surveyors  
3D Laser Scanning  
ph. 1800 961 668  
www.realserve.com.au



### SCHEDULE OF AREAS

GROUND FLOOR	
RETAIL	183 m <sup>2</sup>
AMENITIES	8 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>191 m<sup>2</sup></b>

FIRST FLOOR	
OFFICE	111 m <sup>2</sup>
AMENITIES	13 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>124 m<sup>2</sup></b>

BALCONY	14 m <sup>2</sup>
---------	-------------------

(SITE VISIT 02/12/2021)

**DISCLAIMER:** THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS TAKEN FROM REALSERVE LETTABLE AREA SURVEY, REF: XXXXX. DATED: XX/XX/XX. DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.

0 2 4 6 8  
SCALE 1 : 125

#### NOTES:

1. AREAS MARKED AS \* INDICATE INACCESSIBLE AT TIME OF SURVEY

CLIENT:



**MARKETING DRAWING**  
274 WHITEHORSE ROAD,  
BALWYN, VIC

DATE: 03/12/2021  
REF: 80788 REV: -  
DRAWN: AM CHECKED: AL  
SCALE: 1:125 @ A3 SHEET: 2 OF 2

Australia | New Zealand

**REALSERVE**  
Start confident.

Building Measurement Specialist  
Consulting Land Surveyors  
3D Laser Scanning  
ph. 03 9415 6565  
www.realserve.com.au