

FOR SALE



Offers Above \$585,000

71 BUSHBY ROAD, LOWER KING



PEACEFUL RETREAT NEAR THE RIVER

- Double brick family home, beautiful water views, natural setting
- Lounge with wood fire, big dining room, games room
- Second sitting room, enclosed patio, balconies, gazebo
- Garage, two carports, powered workshop, shed, fruit trees
- 16 mins to town, near top fishing spots, sailing, walks

Merrifield
REAL ESTATE

 **3**  **2**  **3**  **2171 m2**

Lee Stonell

0409 684 653

0898414022

lee@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.
Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330

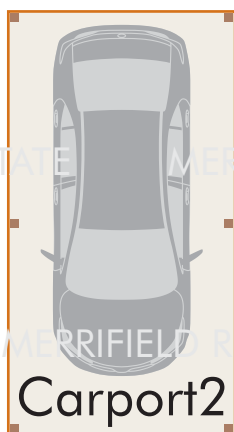
71 BUSHBY ROAD, LOWER KING



Specification

Asking Price	Offers Above \$585,000	Land Size	2171.00 m2
Bedrooms	3	Frontage	44m
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	R5
Parking	3	School Zone	Flinders Park P.S & A.S.H.S
Sheds	1	Sewer	Septic
HWS	Gas	Water	Scheme Drinking Water
Solar	N/A	Internet Connection	Available
Council Rates	\$2637.87	Building Construction	Double Brick & Colorbond
Water Rates	\$275.72	Insulation	Present
Strata Levies		Built/Builder	1981
Weekly Rent	\$480 - \$530 per week	BAL Assessment	





Carport1

© www.efloorplan.com.au

24-0001 Shalea W-HKN-R1

-- Map Viewer Plus --

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Created: 14 December 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1595

199

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 60 ON DIAGRAM 59029

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

DENNIS ARTHUR GREEVE
TERESA ROSE GREEVE
BOTH OF 4 NARLA ROAD, SWANBOURNE
AS JOINT TENANTS

(T C177128) REGISTERED 14/7/1981

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1595-199 (60/D59029)
PREVIOUS TITLE: 1282-620
PROPERTY STREET ADDRESS: 71 BUSHBY RD, LOWER KING.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T.

IT 27

CT 1595 0199 F



Application C177126

WESTERN

AUSTRALIA

Volume 1282 Folio 620



1595 199

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 14th July, 1981

Hamison
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 50 and being Lot 60 on Diagram 59029, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

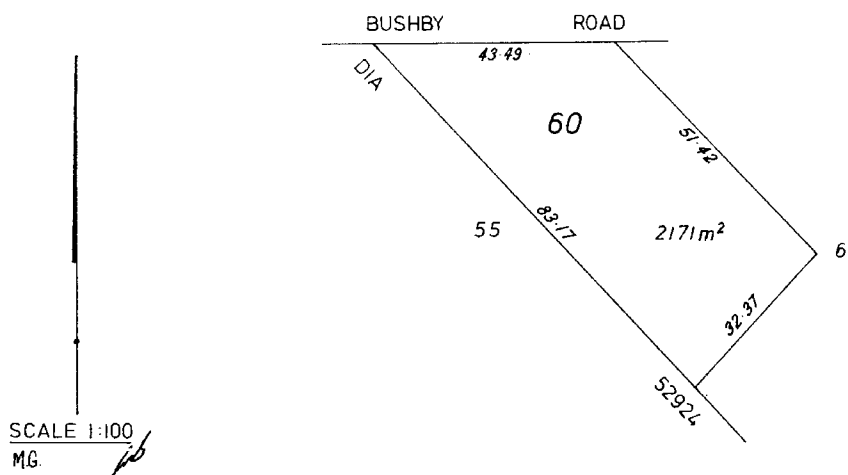
~~Wessel Sipke Fokkema, School Teacher and Tinie Ida Fokkema, Married Woman, both of Lot 61 Bushby Road, Lower Kings~~

SECOND SCHEDULE

NIL

Hamison
REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

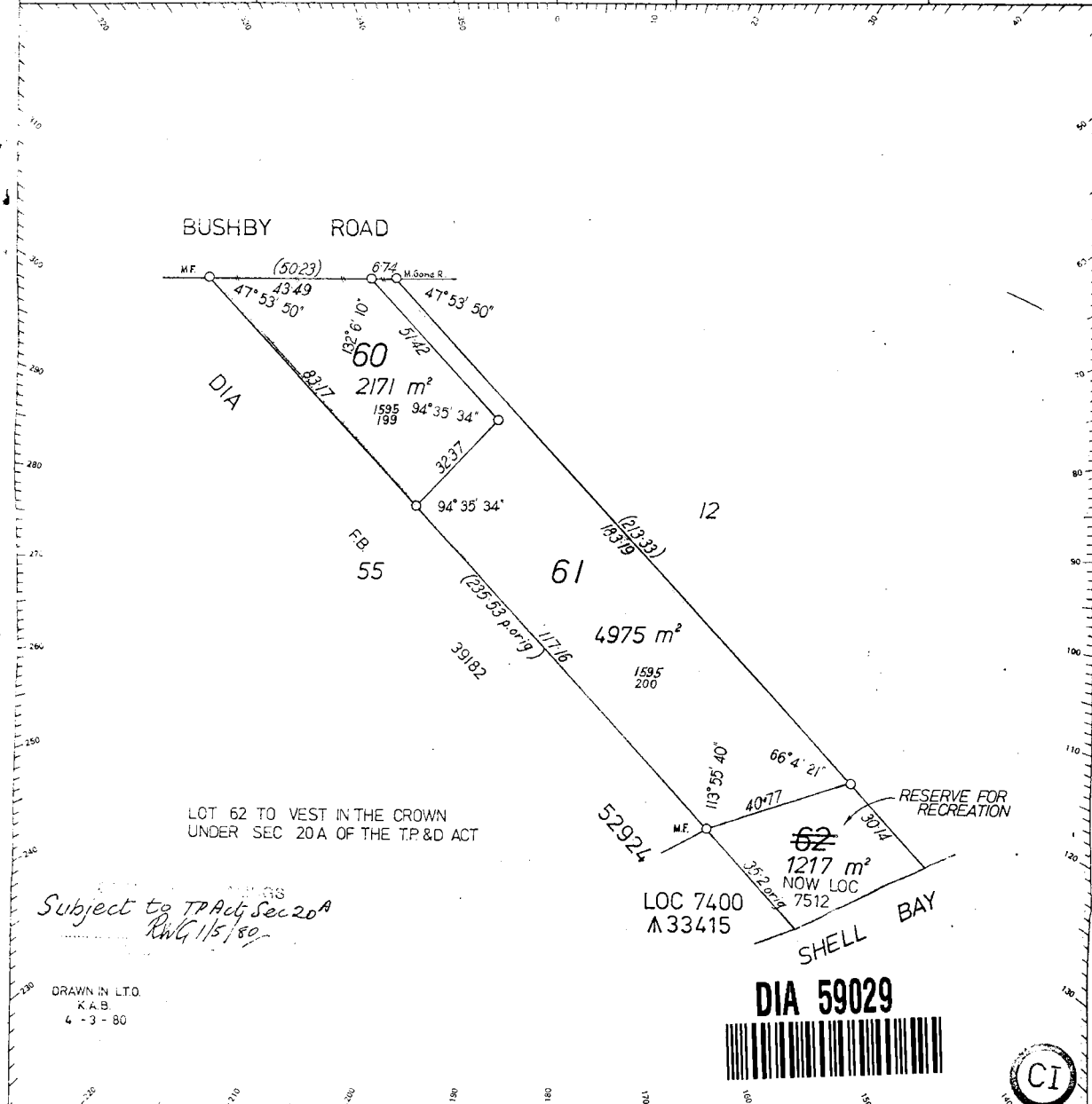
FIRST SCHEDULE (continued)**SECOND SCHEDULE (continued)**

CERTIFICATE OF TITLE VOL. 1595 199

Diagram 59029

Lot	Certificate of Title	Lot Status	Part Lot
60	1595/199	Registered	
61	1595/200	Registered	
7512	LR3121/774	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
PLANTAGENET	LOT 13 OF LOC 50	43745	1:1250	Vol. 1282. Fol. 620.	8363 m ² TOTAL



<p>CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p> <p>Date: 10/2/80 R.J. McEwen Licensed Surveyor</p>		<p>Approved by Town Planning Board</p> <p>Date: _____ Chairman</p>	
<p>Approved</p> <p>APPROVED</p> <p>Examined: L.K. Gordon 2/87</p> <p>Date: 14-7-81</p>	<p>On</p> <p>Plan: 3645 (2)</p> <p>Diagram: _____</p> <p>Index Plan: CORIMUP 2000 14-14</p>	<p>Registered</p> <p>Diagram No.</p> <p>59029</p>	



Plan Legend (summary)

INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. **Pothole by hand** to verify asset location before using powered machinery.

WATER, SEWERAGE AND DRAINAGE PIPELINES

CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED

A risk assessment may be required if working near this pipe. Refer to your [Dial Before You Dig](#) information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M. pressure main

M.S. main sewer

R rising main (i.e. drainage pressure main)

Common material abbreviations:

AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.

CI cast iron

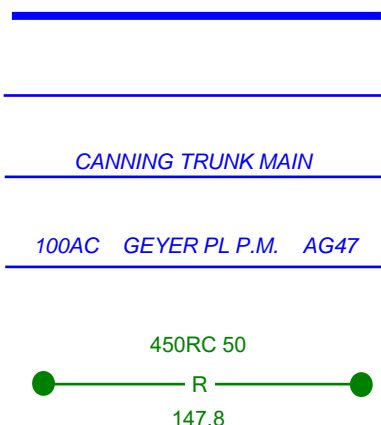
GRP glass reinforced plastic

P PVC - class follows pipe material (e.g. 100P-12)

RC reinforced concrete

S steel

VC vitrified clay



NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)

(3.0)

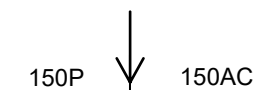
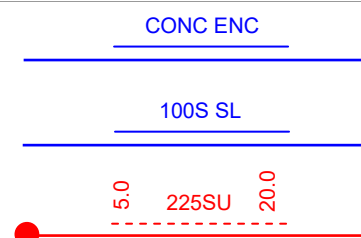
OTHER PIPE SYMBOLS

Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.

MWA12345 or PWD12345 or CK43

CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.



CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



PIPE OVERPASS

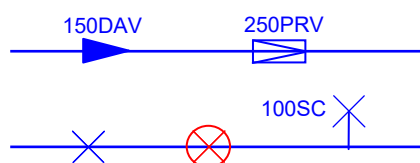
The overpass symbol indicates the shallower of the two pipes.



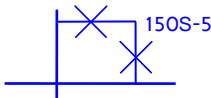
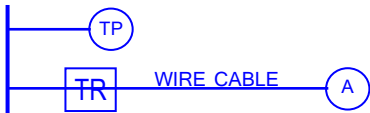





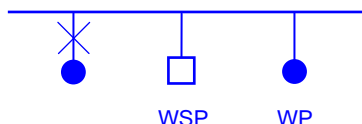
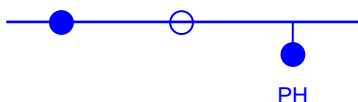
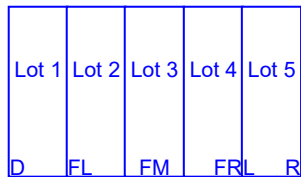




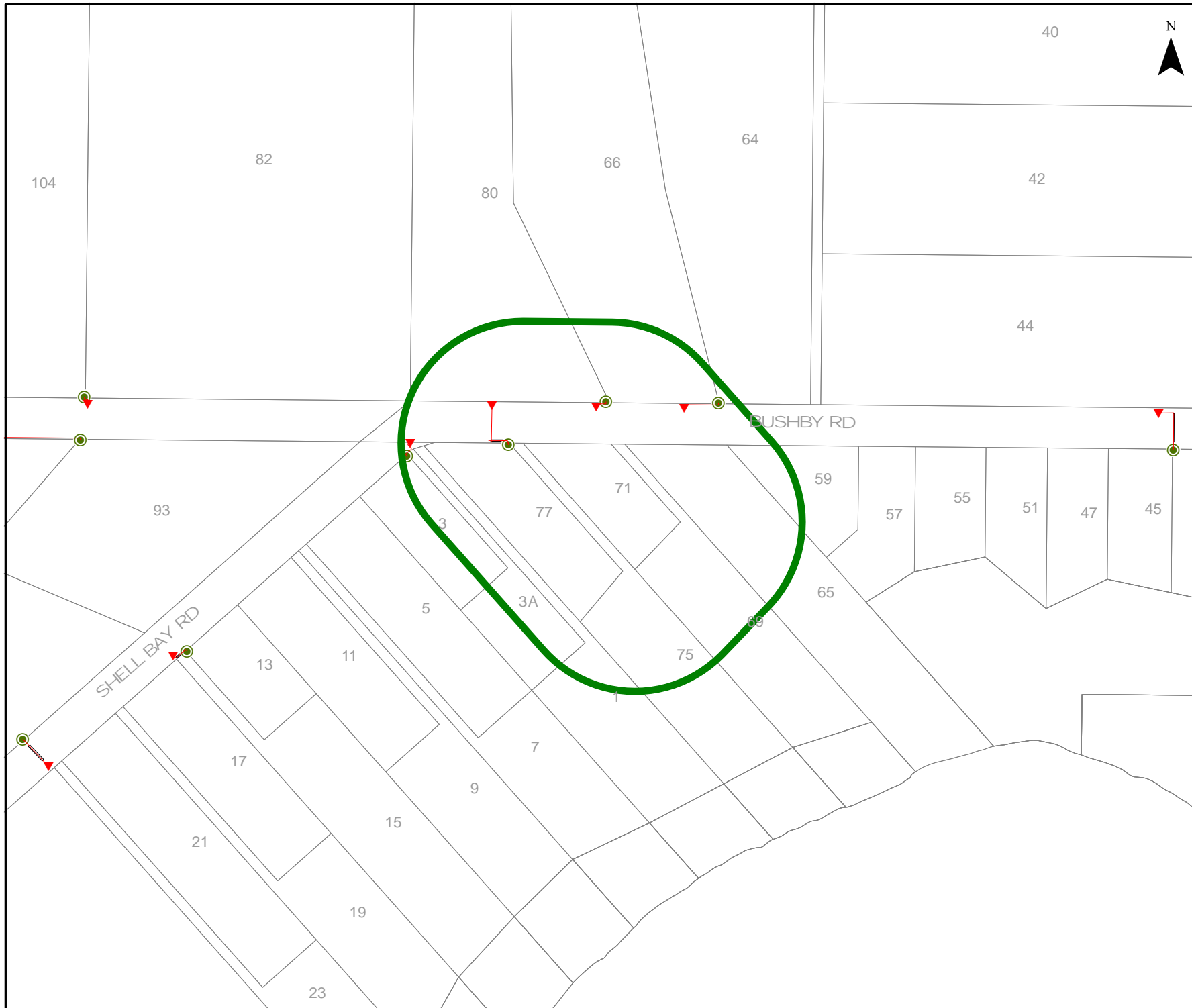
VALVES


Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.




 	FIRE SERVICES 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.	
	PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.	
	CATHODIC PROTECTION (CP) Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier	
	ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.	
	WASTEWATER ACCESS CHAMBERS (MANHOLES) -- Manhole (shown not labelled) -- Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.	
	WASTEWATER MANHOLE INFORMATION BOXES Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.	
	HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.	
	Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible	
	PRE-LAID SERVICES D Deferred FL Fully Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid Right L Left R Right Code indicates on which side of a lot the water service is located: May be no visible indication at site.	
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.	
	OPEN CHANNEL OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course	Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.








UNDERGROUND LEGEND


Structures


 Pillar

 Metal Pole


 Transformer Site


 UG Crossing *


 Ring Main Unit


 LV Distribution Frame


Distribution Cables

 High Voltage Cable (1kV - 33kV)

 Low Voltage Cable (< 1kV)

 Street Light Circuit (< 1kV)

 Street Light Pilot (< 1kV)

 Earth Wire

Cable Pole Terminations

 HV Termination

 LV Termination

Proposed Construction Assets

 Design Area *

 High Voltage Underground Cable

 Low Voltage Underground Cable

 Metal Pole

 Pillar

 Transformer site

 HV Termination

 LV Termination

State Underground Power Project

 CURRENT Work Area *

 COMPLETED Area *

Feature

 Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY.
Hand exposure via pothole method is **MANDATORY**.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4

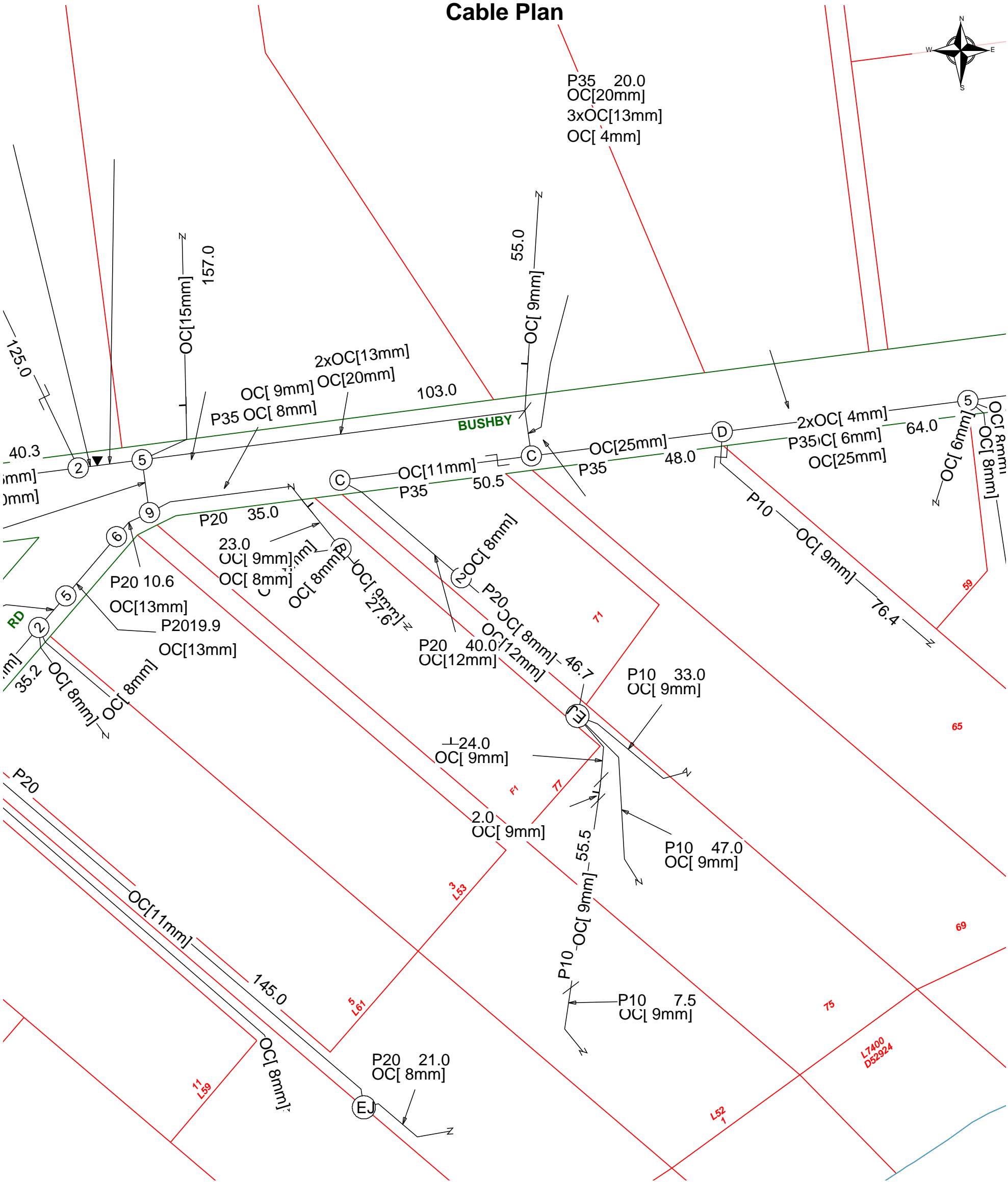
Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 233371218

Date of Issue: 14/12/2023

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 14/12/2023 17:48:57

Sequence Number: 233371220

Please read Duty of Care prior to any excavating

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
(Windows)



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

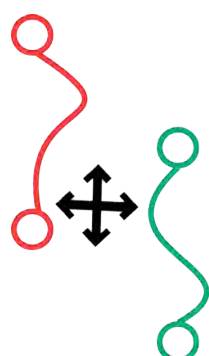
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>

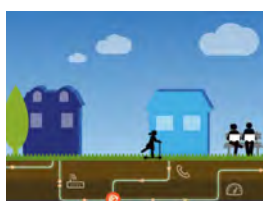


DBYD Certification

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

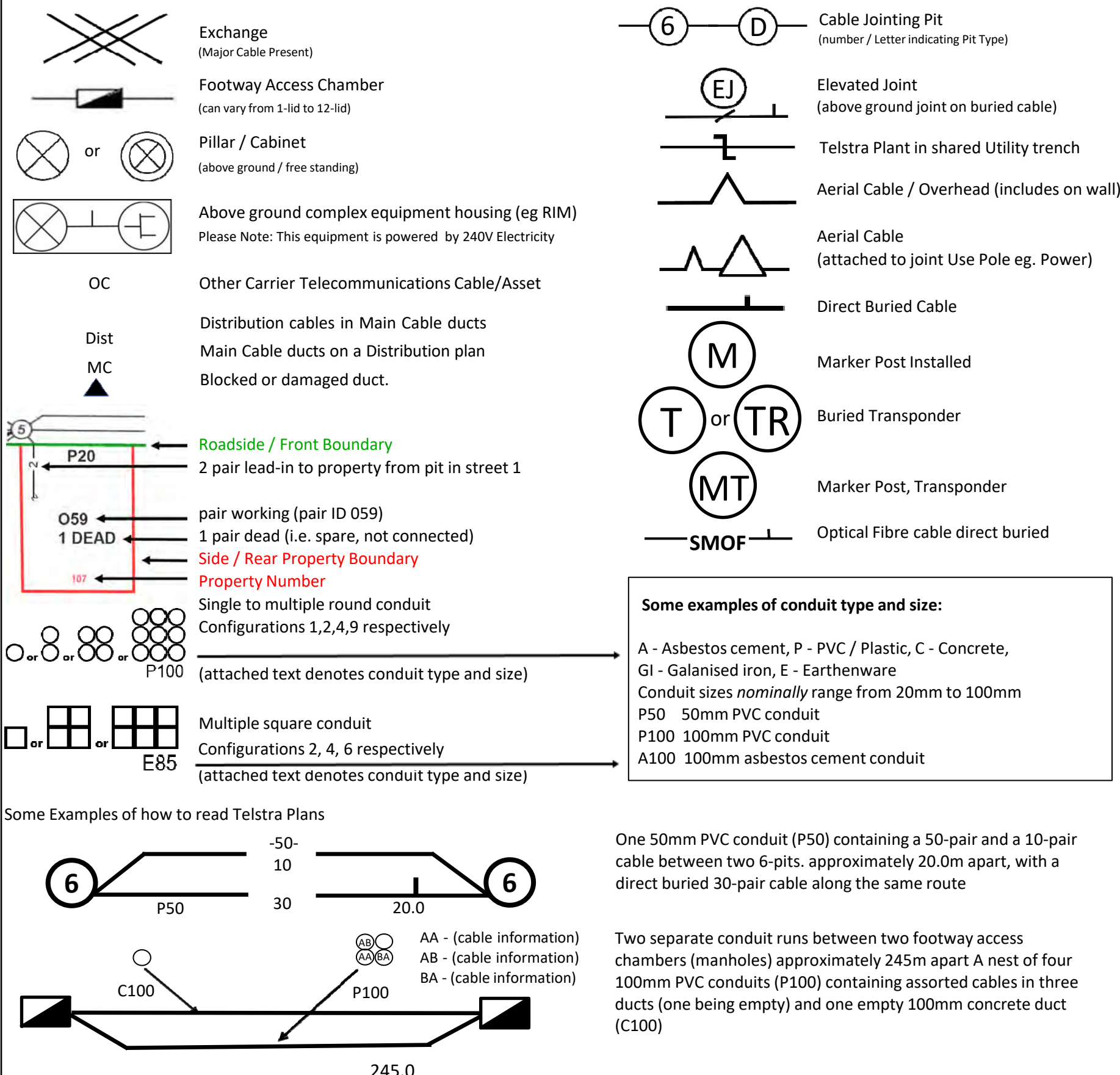
Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

LEGEND



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

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