

FOR SALE



Merrifield Real Estate

OFFERS ABOVE \$799,000

11 KING GEORGE STREET, LITTLE GROVE



BEST OF BOTH WORLDS

- Super spacious cedar home, beaut big block, two-road access
- Tranquil country setting near harbour, 10 mins from town
- Timber features, big open living, wood fire, sheltered deck
- Huge master suite, 2 WIRs, balcony, views to Vancouver Peninsula
- Double garage, 12m x 7m powered shed, chook run, cubby

Merrifield
REAL ESTATE

Lee Stonell
0409 684 653

0898414022

lee@merrifield.com.au



4 **2** **2** **3440 m2**



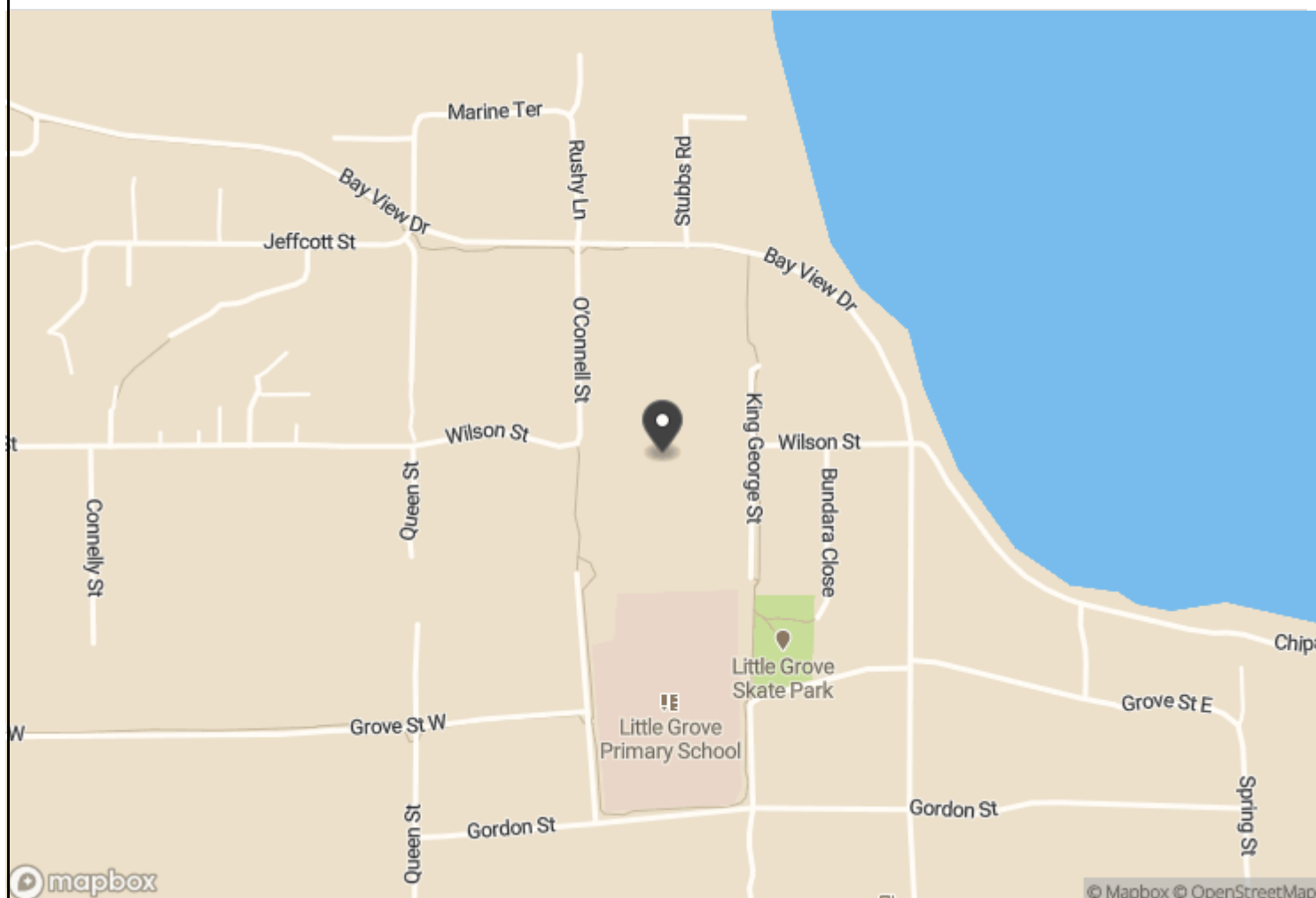
Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.
Merrifield Real Estate Pty Ltd JR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

11 KING GEORGE STREET, LITTLE GROVE

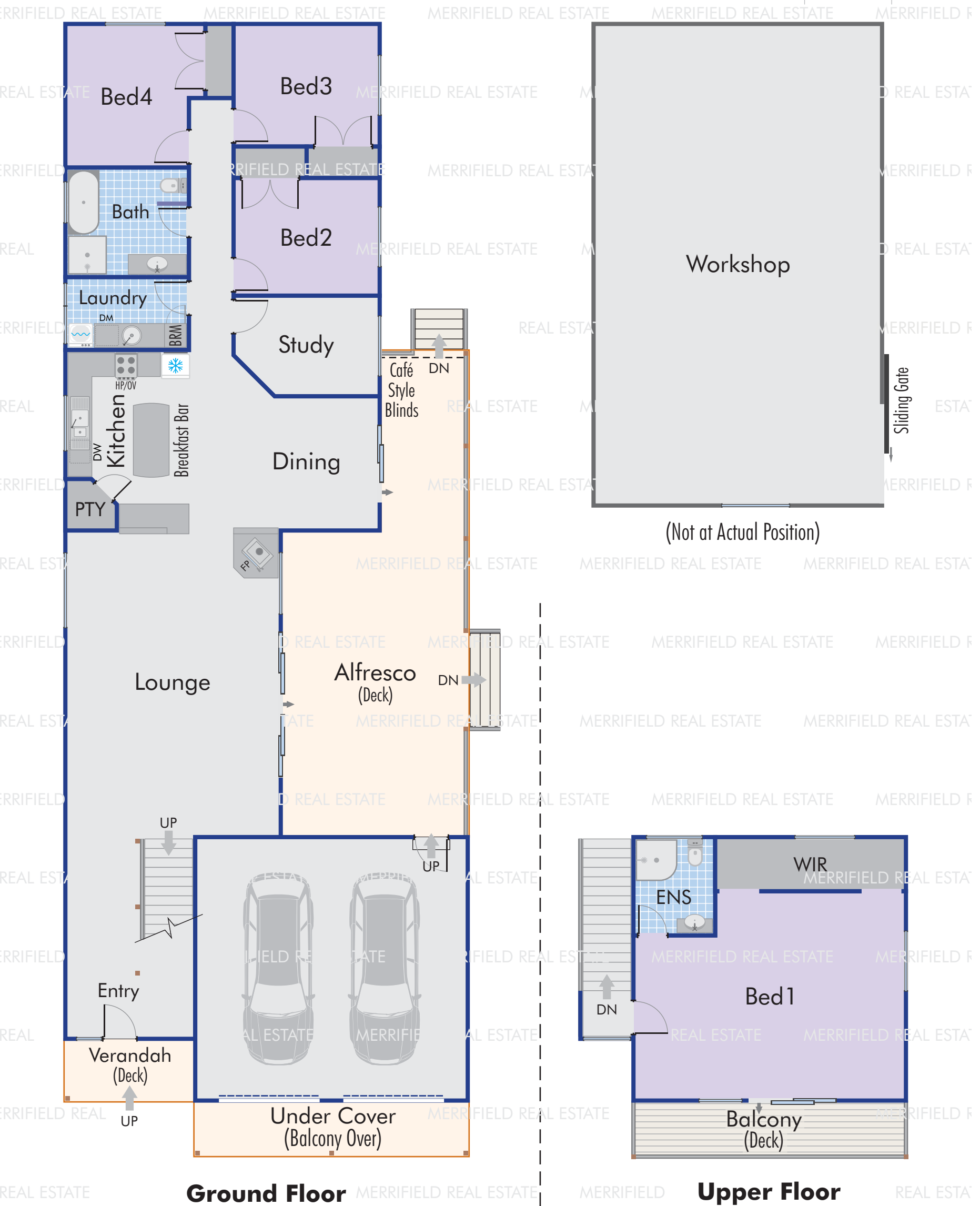


Specification

Asking Price	Offers Above \$799,000	Land Size	3440.00 m2
Bedrooms	4	Frontage	20.12m2
Bathrooms	2	Restrictive Covenants	Nil
Toilets	2	Zoning	Future Urban
Parking	2	School Zone	Little Grove PS & ASHS
Sheds	12m x 7m Shed	Sewer	Septic Tanks
HWS	Solar & Instant Gas	Water	Scheme Drinking Water
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,432.51	Building Construction	Cedar Cladding
Water Rates	\$268.97	Insulation	Yes
Strata Levies	N/A	Built/Builder	1997
Weekly Rent	\$630 - \$650 pw	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



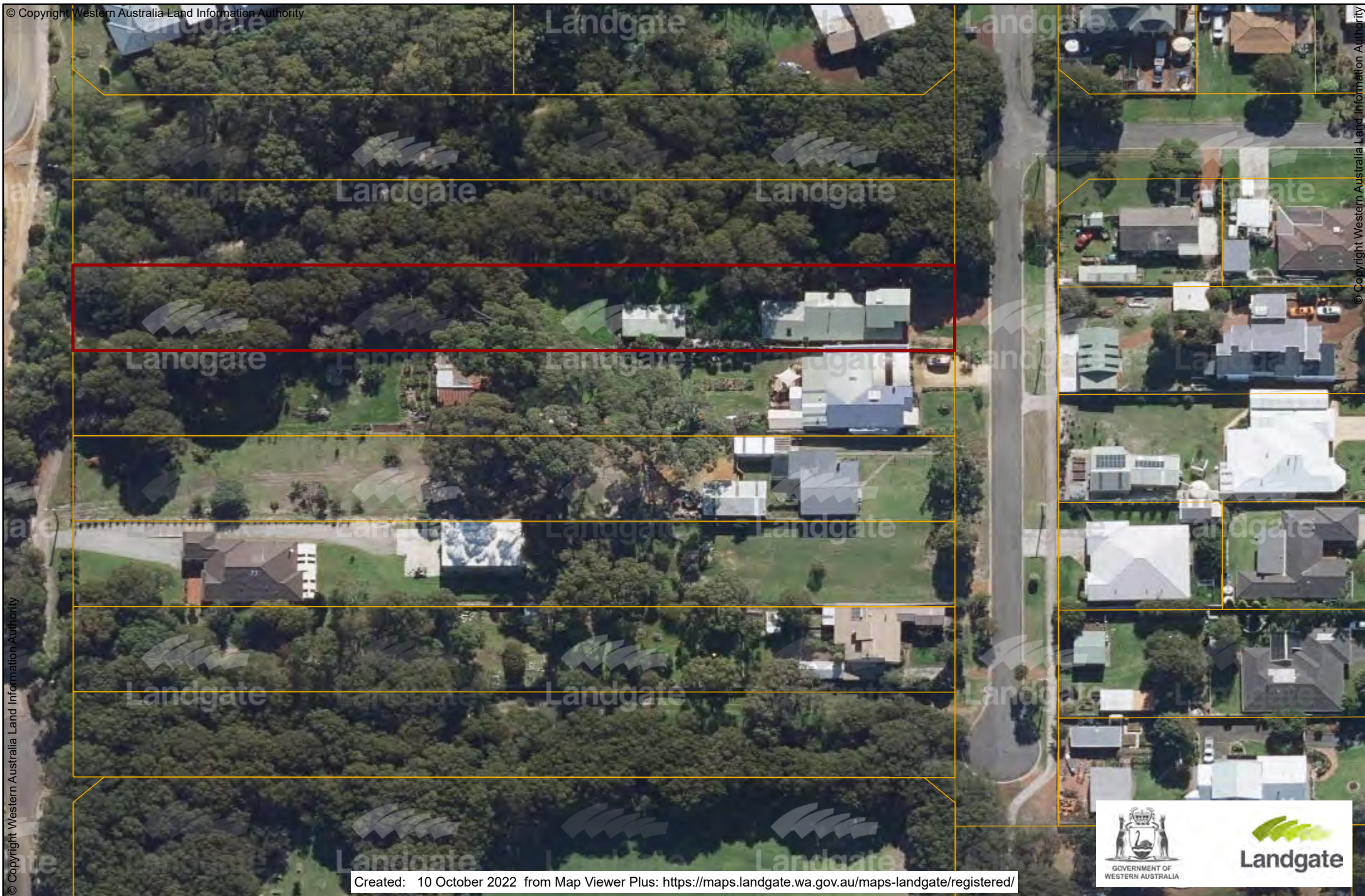
4 2 2



This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

-- Map Viewer Plus --

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

REGISTER NUMBER

65/P47DUPLICATE
EDITION**2**

DATE DUPLICATE ISSUED

15/3/2005

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1246FOLIO
110

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 65 ON PLAN 47

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

HELEN JAN DANIELS OF 11 KING GEORGE STREET, LITTLE GROVE

(T M656534) REGISTERED 3/6/2014

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

1. *N362811 MORTGAGE TO POLICE & NURSES LTD REGISTERED 23/6/2016.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: 1246-110 (65/P47)
PREVIOUS TITLE: 18-371
PROPERTY STREET ADDRESS: 11 KING GEORGE ST, LITTLE GROVE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
M656535

16832/61 Transfer 2311/1961 (40499)
19555/63 Volume 18 Folio 371



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1246 Fol. N^o 110

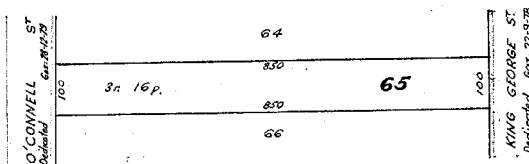
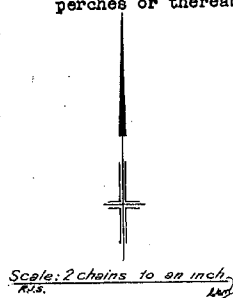
Certificate of Title

CT 1246 0110 F



under "The Transfer of Land Act, 1893" (56 Vic. 14, Sch. 3).

Dennis Keith McBride, of 5 William Street, Albany, Clerk, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing three roods and sixteen perches or thereabouts, being portion of Plantagenet Location 24 and being Lot 65 on plan 47.



Dated the sixteenth day of February One thousand nine hundred and sixty-one.

J. A. Blott
Registrar of Titles.

Transfer A90733 to Laurence Robert Andrews, labourer, of care of White Star Hotel, Stirling Terrace, Albany
Registered 11th October 1968 at 9.08 a.m.

Transfer A843758 to Bent Yuxen Ladegaard, Business Proprietor, and Margret Ladegaard, his wife, both of Morley Place, Albany as joint tenants
Registered 1st July 1974 at 4.00 p.m.

Transfer A874438 to Keith Leslie Hockey, of 6 Flemington Street, Albany
Assistant Driller Registered 15th September 1974 at 10.47 a.m.

Transfer E115674 to Arie Hordyk and Aaltje Annie Hordyk both of 8 Bishop Close, Armadale.
Registered 31st May, 1989 at 9.00 hrs.

Transfer G29875 to Yke Wals and Deborah Irene Wals both of 223 South Coast Highway, Albany, as joint tenants. Registered 15th November 1995 at 10.49 hrs.

The correct address of the registered proprietors is now 601 Frenchman Bay Road, Albany. By G176653 Dated 14th May 1996 at 8.26 hrs.

For encumbrances and other matters affecting the land see back.

276057159-24,300-117C

EASEMENTS AND ENCUMBRANCES REFERRED TO

Instrument stamped 2-10-12-6 **DISCHARGED**
Mortgage 11892/63. Dennis Keith Mc Bride to The Shell Company of Australia Limited
Registered 6th March 1963 at 10.22 o'clock.

Discharge 77725 of 2409190 11892/63. Registered 3rd October 1967 at 9.31 o'clock.

Ord. 27 not produced (since Produced)
Caveat A404 001 Lodged 28.9.71 at 3.08 o'clock

Withdrawal A746+25 of Caveat A40+001. Lodged 6-11-1973 at 10.28 o'clock.

Mortgage A 874439 to **DISCHARGED** ~~Shell~~ Limited. Registered 19th September 1974 at 10.47 o'clock.

Discharge 835554 of Mortgage A 874439. Registered 17th September 1975 at 9.55 o'clock.

Mortgage 638258 to **DISCHARGED** ~~Shell~~ Bank of Australia Limited. Registered 17th October 1975 at 9.27 o'clock.

Caveat B289583. Lodged 19th 1977 at 9.11 o'clock.

Withdrawal C188125 of Caveat B289583. Lodged 31.7.1981 at 9.10 o'clock.

Discharge C188126 of Mortgage B38258. Registered 31st July, 1981 at 9.10 o'clock.

Mortgage G176653 to National Australia Bank Ltd. Registered 14th May 1996 at 8.26 hrs.

CT 1246 0110 B



CERTIFICATE OF TITLE

Vol. 1246

Fol. 110

Plan 47

Lot	Certificate of Title	Lot Status	Part Lot
2	1243/97	Registered	
3	1143/68	Registered	
4	1142/999	Registered	
12	1123/715 (Cancelled)	Retired	
15	1845/436	Registered	
16	1516/29	Registered	
22	SP37437	Strata'd	
23	1630/296	Registered	
24	1630/297	Registered	
28	1823/734 (Cancelled)	Retired	
29	1447/715 (Cancelled)	Retired	
30	21/212A	Registered	
31	1446/212	Registered	
32	1246/135	Registered	
33	1246/159	Registered	
34	1813/65	Registered	
57	1443/895	Registered	
58	1443/898 (Cancelled)	Retired	
59	1443/899 (Cancelled)	Retired	
62	1729/496	Registered	
63	1443/894	Registered	
65	1246/110	Registered	
66	1228/73	Registered	
67	1220/891	Registered	
68	1237/154	Registered	
69	1279/54	Registered	
70	15/251A	Registered	
81	1792/496	Registered	
82	1792/497	Registered	
83	1436/1	Registered	
87	1082/120	Registered	
88	1249/876	Registered	
90	1166/585	Registered	
91	563/83A	Registered	
92	563/82A	Registered	
95	1217/511	Registered	
96	1228/546 (Cancelled)	Registered	
96	2845/980	Registered	
97	2845/981 (Cancelled)	Retired	
97	1228/546 (Cancelled)	Retired	
98	1228/546 (Cancelled)	Retired	
98	2845/981 (Cancelled)	Retired	
99	1220/409 (Cancelled)	Retired	
100	1220/409 (Cancelled)	Retired	
101	1206/945	Registered	

Plan 47

Lot	Certificate of Title	Lot Status	Part Lot
104	1201/473	Registered	
105	1201/474	Registered	
106	1660/262	Registered	
107	1441/589	Registered	
108	1744/329	Registered	
109	1235/319	Registered	
112	1348/79	Registered	
113	1225/450	Registered	
114	1232/889	Registered	
115	1232/888	Registered	
122	1452/872	Registered	
125	2209/492	Registered	
126	17/38	Registered	
139	1476/244	Registered	
140	1476/245	Registered	
141	1476/246	Registered	
142	1476/247	Registered	
143	1476/248	Registered	
144	1476/249	Registered	
145	1476/250	Registered	
146	1476/251	Registered	
147	1247/26 (Cancelled)	Retired	
179	1271/104 (Cancelled)	Retired	
181	1673/591	Registered	
182	1237/821	Registered	
183	1785/865	Registered	
184	1271/105	Registered	
195	2019/298	Registered	
196	1854/571	Registered	
197	1572/195	Registered	
198	1575/288	Registered	
199	1242/256	Registered	
200	1425/693	Registered	
201	1429/78	Registered	
202	1237/532	Registered	
203	1237/531 (Cancelled)	Strata'd	
203	SP59785	Strata'd	
209	1401/419 (Cancelled)	Retired	
210	553/194A (Cancelled)	Retired	
211	SP58659	Strata'd	
211	1794/771 (Cancelled)	Strata'd	
212	1516/714 (Cancelled)	Strata'd	
212	SP72740	Strata'd	
213	1281/752	Registered	
214	2037/537	Registered	

Plan 47

Lot	Certificate of Title	Lot Status	Part Lot
215	18/159	Registered	
216	15/145	Registered	
250	13/81 (Cancelled)	Registered	
250	LR3023/980	Registered	
251	13/81 (Cancelled)	Registered	
251	LR3023/980	Registered	
252	13/81 (Cancelled)	Registered	
252	LR3023/980	Registered	
253	13/81 (Cancelled)	Registered	
253	LR3023/980	Registered	
254	LR3023/980	Registered	
254	13/81 (Cancelled)	Registered	
7159	1688/378 (Cancelled)	Retired	
7160	LR3082/771	Registered	
7881	LR3123/718	Registered	

PLAN 47(1)
3 SHEETS

P 000047 F 01



PART OF PLANTAGENET LOCATION 24

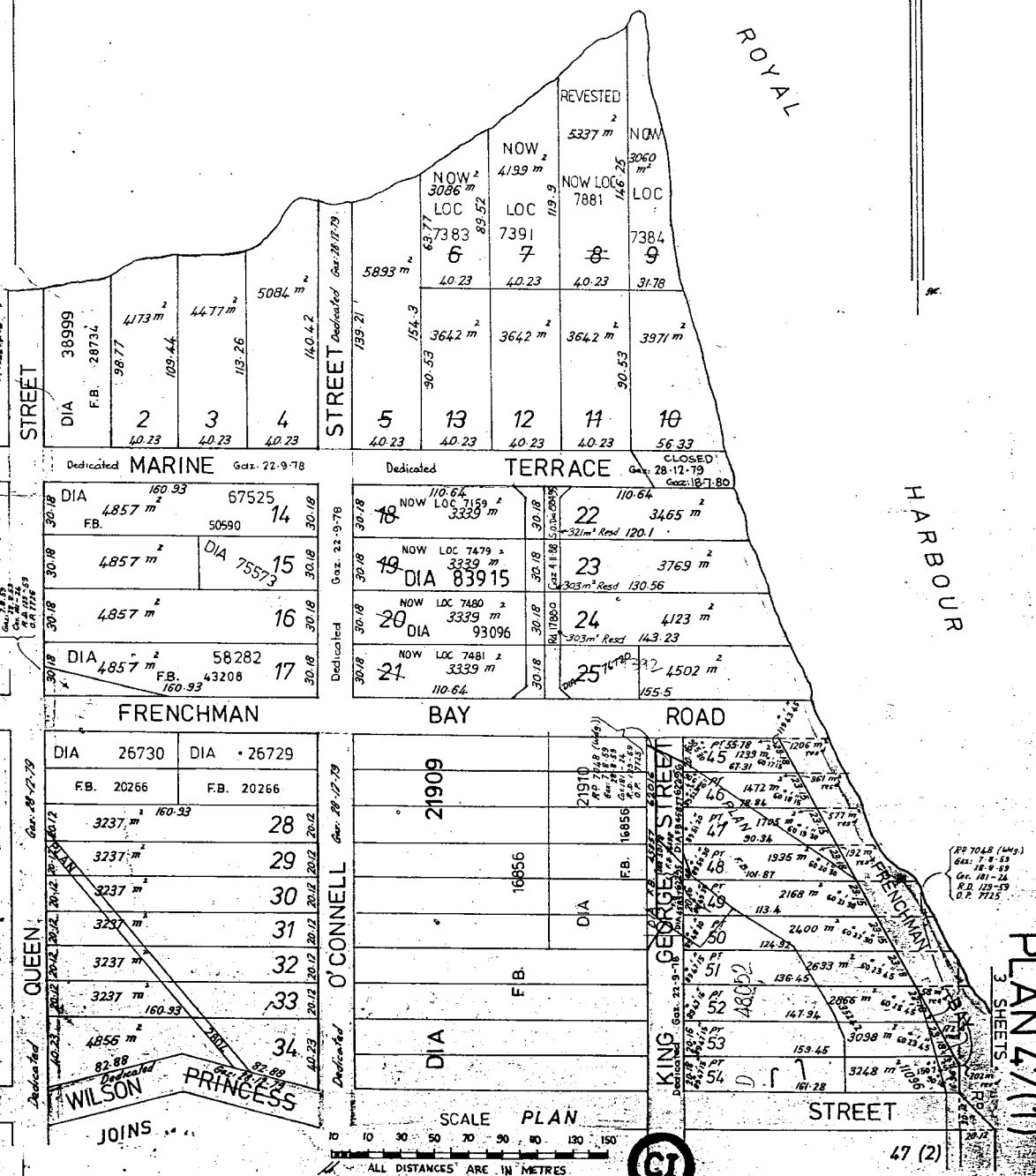
COR 143/18
INDEX PLANS ECLIPSE 2000 10.40, CORIMUP 10 000 2.1
C/T 13-81

COR. 33/78

PRINCESS

ROYAL

HARBOUR



PLAN 47(1)
3 SHEETS

47 (2)

PLAN 47(2)
3 SHEETS

COR 143/18
INDEX PLANS ECLIPSE 2000 10.39
C/T 13-81 10.40

[illegible]

PLAN

	64	170.99	3440 m ²	20-12
	65			20-12
	66			20-12
Gaz. 18-12-79	67		3440 m ² ea.	20-12 ea.
	68	R.A.I.		20-12
STREET	69			20-12
	70	170.99	3440 m ²	20-12
	71	140.82		20-12
	NOW	20-12 ea.	LOC.	20-12 30-78
	2023 m ²	2023 m ² ea.	2023 m ²	2630 m ²
	85 mol	7	85' 100'	96'-3
	1252	A	32272	
Dedicated	138	137	136	135
9	134	133	132	131
	20-12	20-12 ea.	20-12	27-53
12	NOW	LOC	7350	
	CLOSED	GAZ.	15-7-77 R.D.	27-7

O'CONNELL

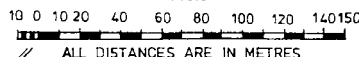
9

[illegible]

PLAN 47(2)

24

SCALE



ALL DISTANCES ARE IN METRES

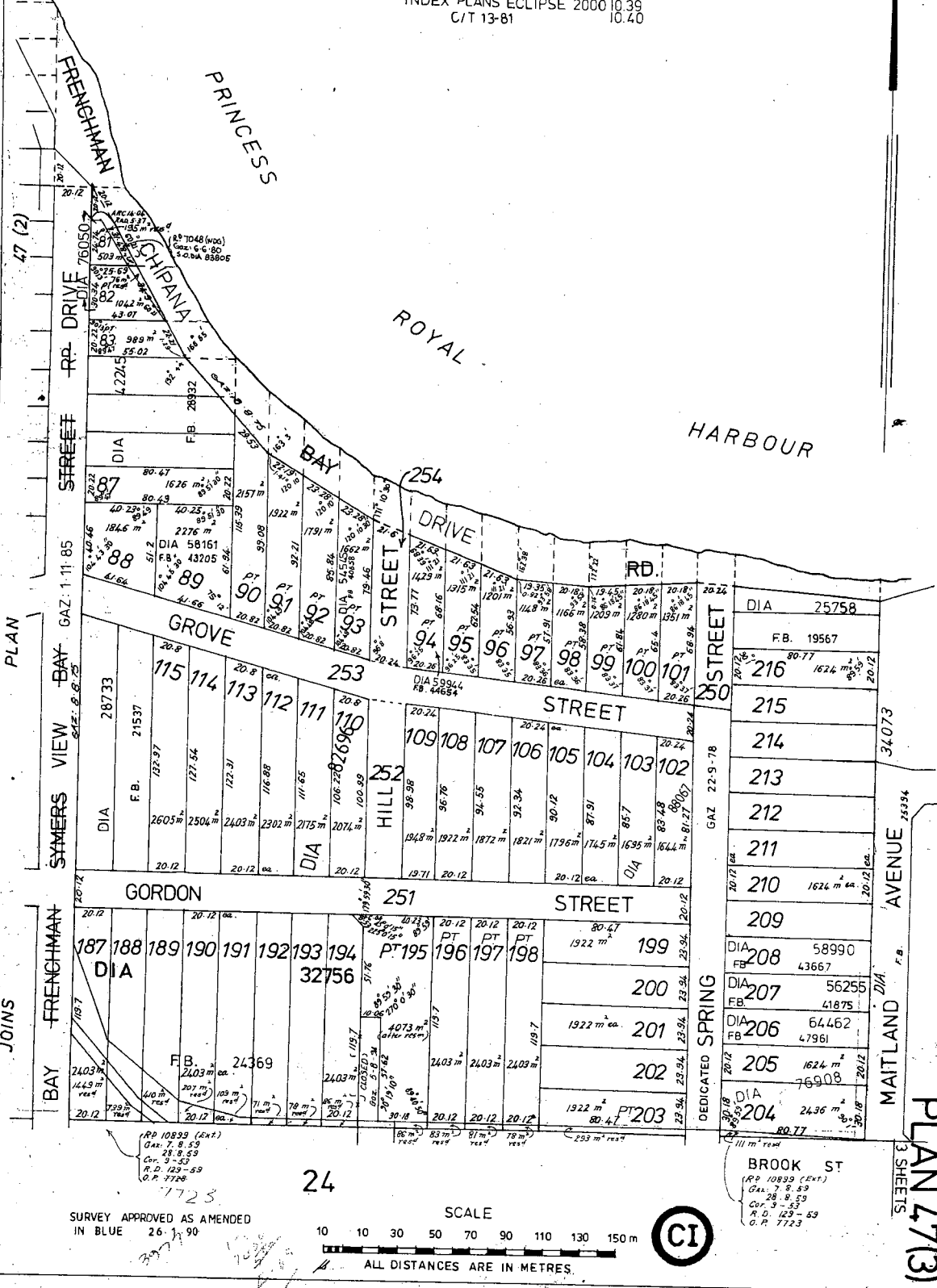


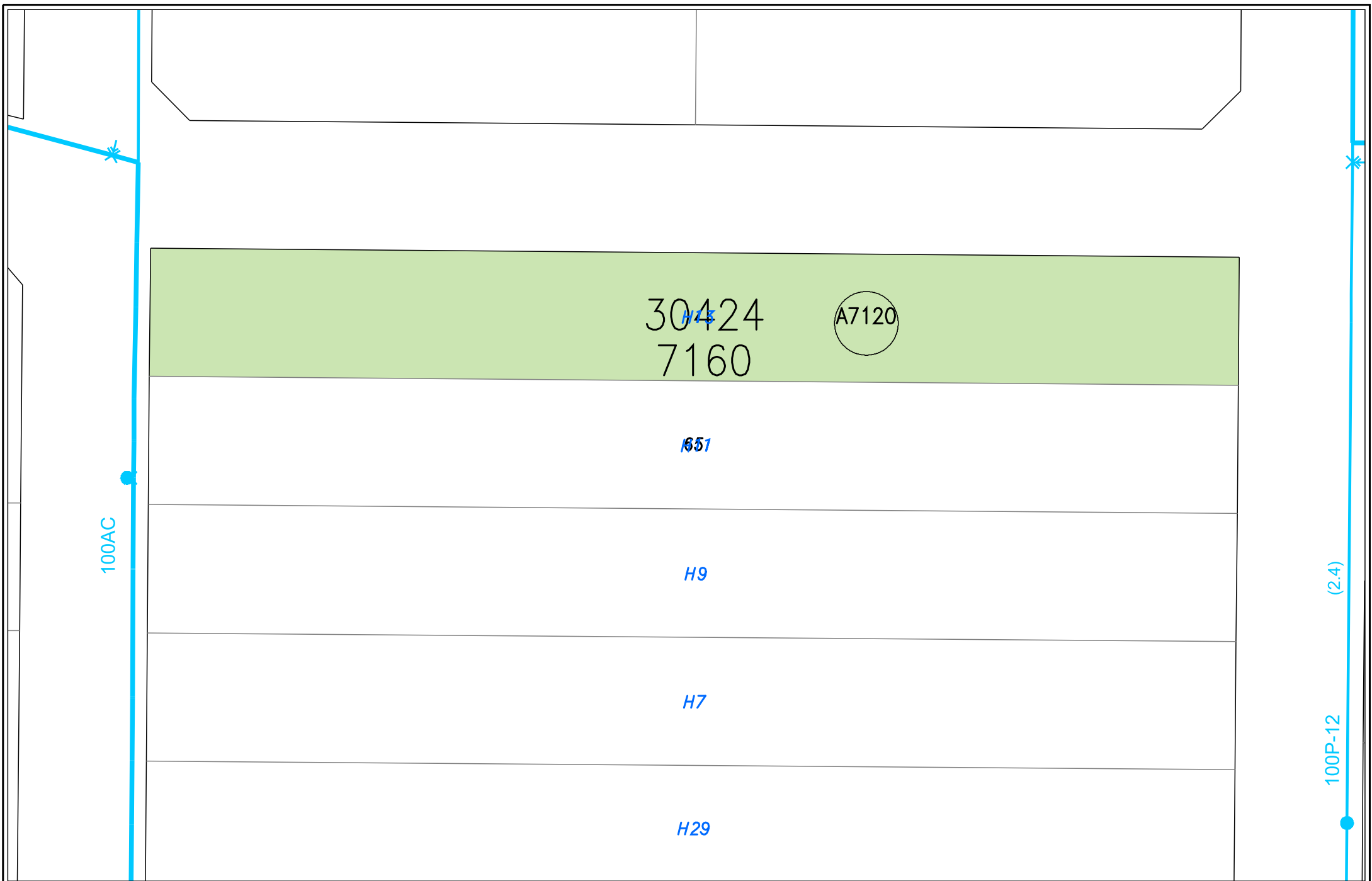
Land Parcel identifier amended -
Regulation 6 of Transfer of Land
(Surveys) Regulations 1996
Corr. 1775-2000-01
Date: 22-3-2012

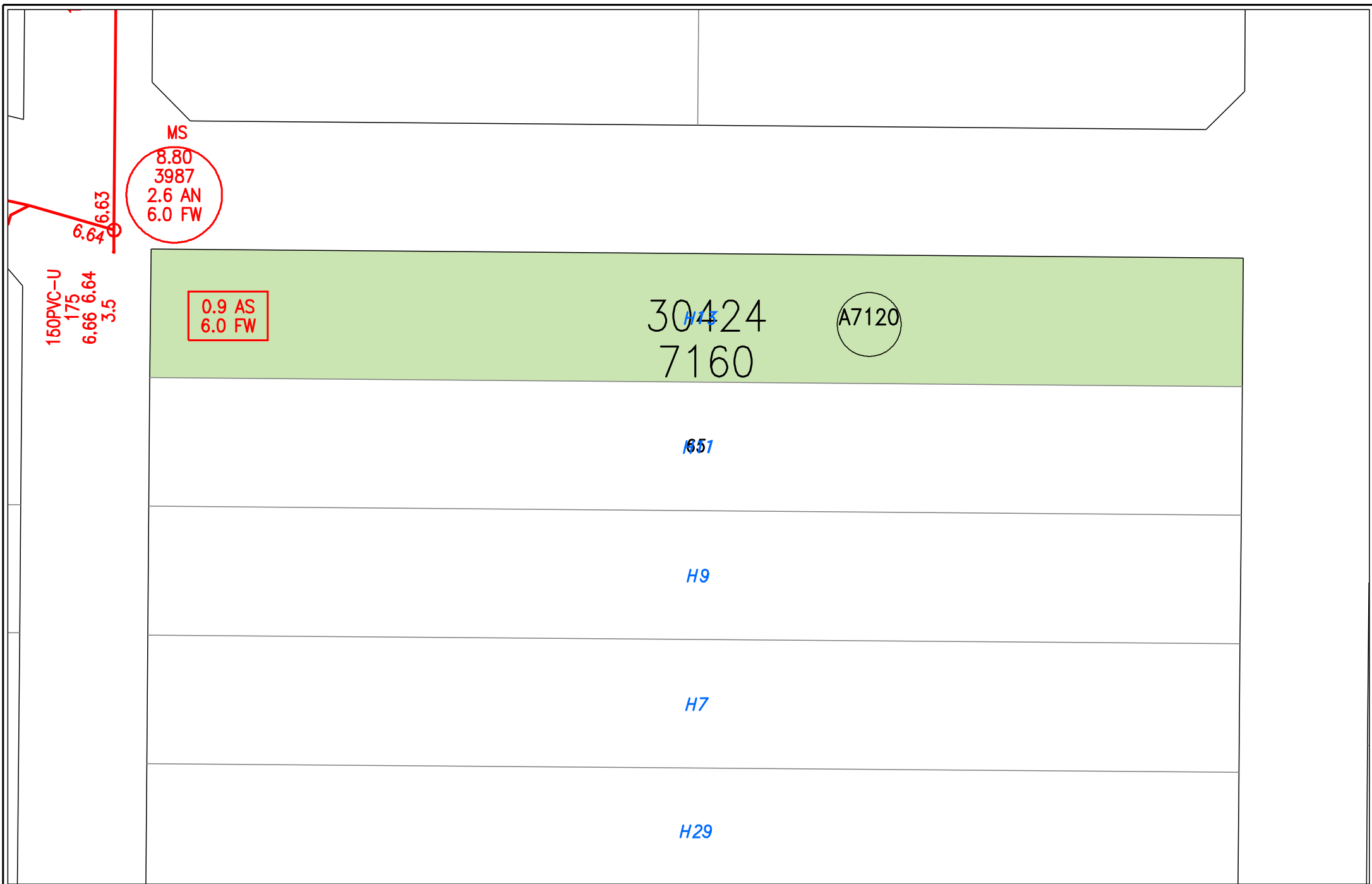
PART OF PLANTAGENET LOCATION 24

COR 143/18
INDEX PLANS ECLIPSE 2000 10.39
C/T 13-81 10.40

PLAN 47(3)
3 SHEETS











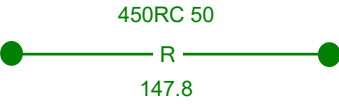










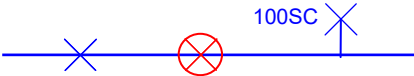
Plan Legend (summary)



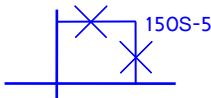
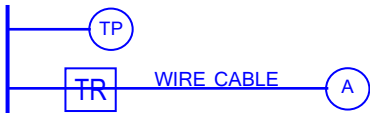





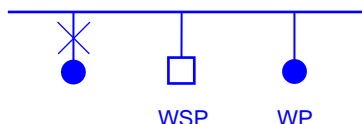
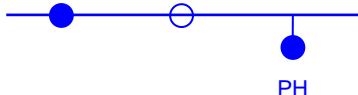
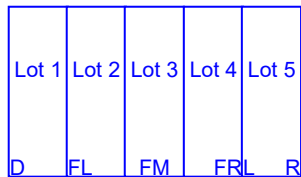


INFORMATION BROCHURE



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.

    	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>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.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>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</p>
	<p>NON-STANDARD ALIGNMENT</p> <p>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.)</p>
	<p>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
  	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
  	<p>VALVES</p> <p>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.</p> <p>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.</p>






 	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 |  UG Crossing * |
|  Metal Pole |  Ring Main Unit |
|  Transformer Site |  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 |  HV Termination |
|  Transformer site |  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)

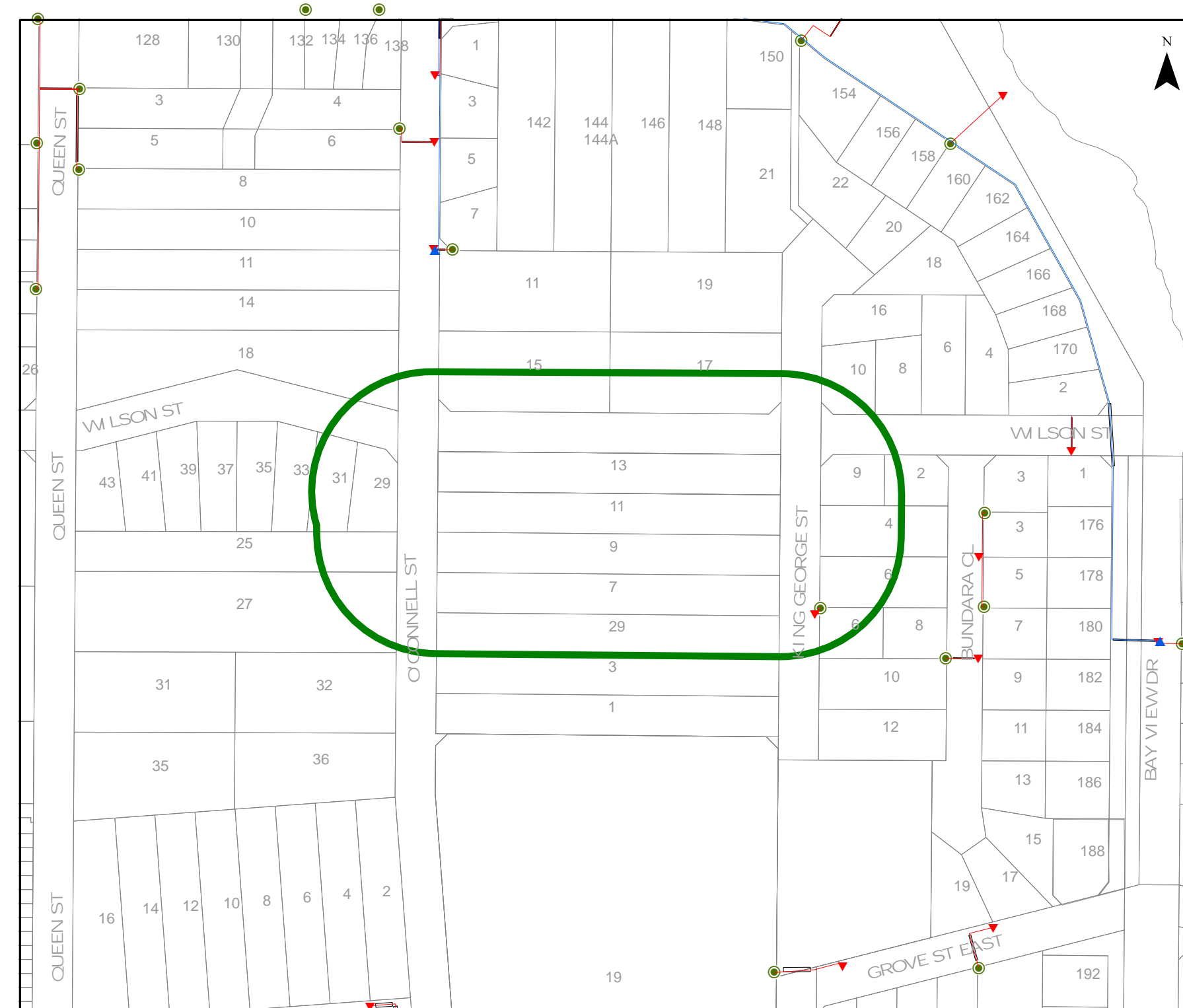
This map is **INDICATIVE ONLY**.
Hand exposure via pothole
method is **MANDATORY**.

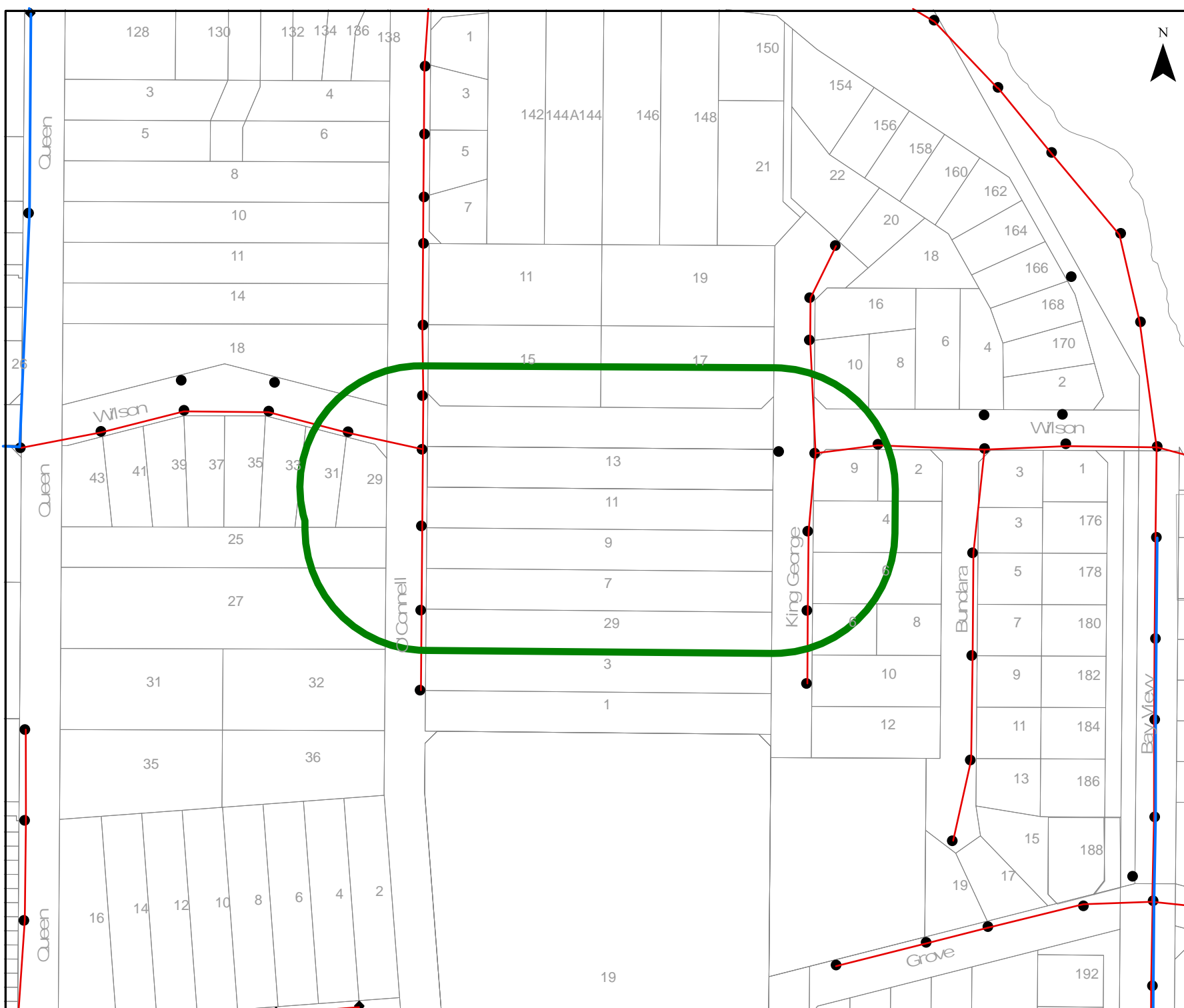
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30


Information valid for 30 days
from date of issue

A4 Scale : 1:2500

**WARNING! Look out for
overhead power lines**







OVERHEAD LEGEND

Structures	
● Power Pole	■ Transmission Poles

Transmission Overhead Powerline	
	Transmission (33kV - 330kV)

Distribution Overhead Powerline	
	High Voltage (1kV - 33kV)
	Low Voltage (< 1kV)

Proposed Construction Assets	
	Design Area *
	High Voltage Overhead Powerline
	Low Voltage Overhead Powerline
	Power Pole

Communications Assets	
	Overhead Pilot Cable

Feature	
	Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

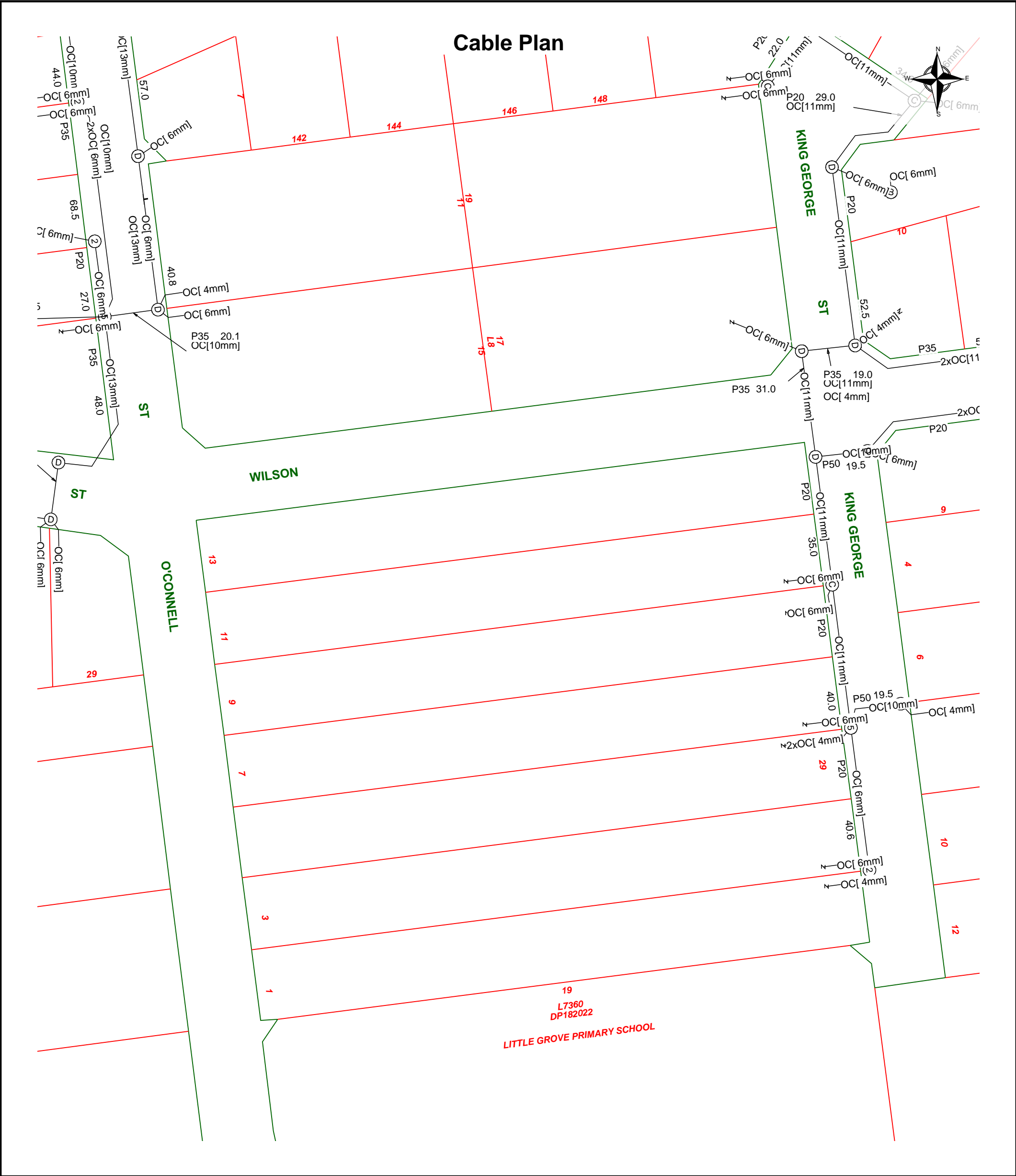
This map is INDICATIVE ONLY.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.


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



	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	Sequence Number: 216603939
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	Please read Duty of Care prior to any excavating
	Generated On 05/10/2022 17:52:22	

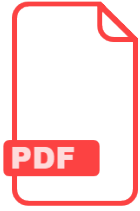
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for 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 A360 (<https://360.autodesk.com/viewer>) or

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



Telstra DBYD 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://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

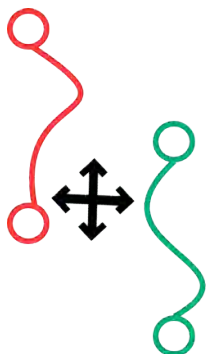
If you receive a message asking for a phone or account number say:

"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>

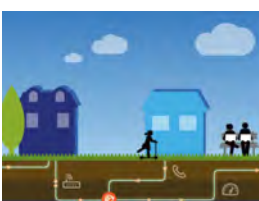
Certified Locating Organisation (CLO)

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



DBYDCertification

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

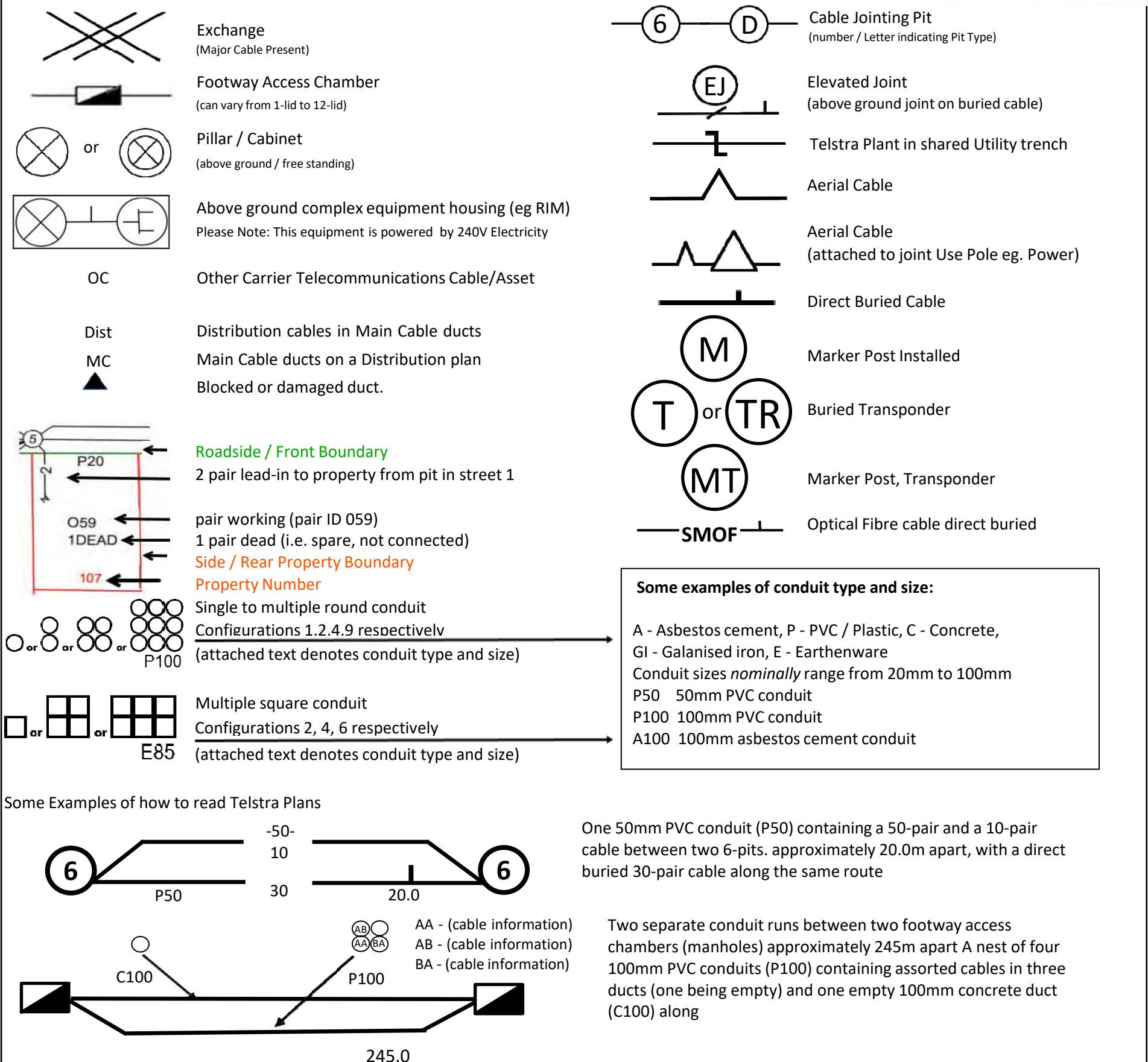
<https://www.telstra.com.au/smart-community>

LEGEND

IT'S HOW
WE CONNECT




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



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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

To: Leanne Dombrowski
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

Dial before you dig Job #:	32833247	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>
Sequence #	216603937	
Issue Date:	03/10/2022	
Location:	11 King George Street , Little Grove , WA , 6330	

Indicative Plans



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
<p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

02/11/2022

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 11 KING GEORGE STREET, LITTLE GROVE

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$630.00 - \$650.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Liz Duncan', with a stylized, cursive script.

Liz Duncan

Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have 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 not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.