

FOR SALE



Offers Above \$775,000

294 SERPENTINE ROAD, MOUNT MELVILLE



SEE THE WORLD WITHOUT LEAVING HOME

- Expansive ocean, island, mountain and cityscape views
- Stylish, modern, two-storey home with open plan living
- Large deck area, paved patio, second living area downstairs
- Potential for self-contained living on both levels
- Side access to rear, potential to add shed on block
- 2km to Albany's CBD, close to everything, opposite bush reserve

 **4**  **2**  **2**  **1546 m2**

Merrifield
REAL ESTATE

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

294 SERPENTINE ROAD, MOUNT MELVILLE



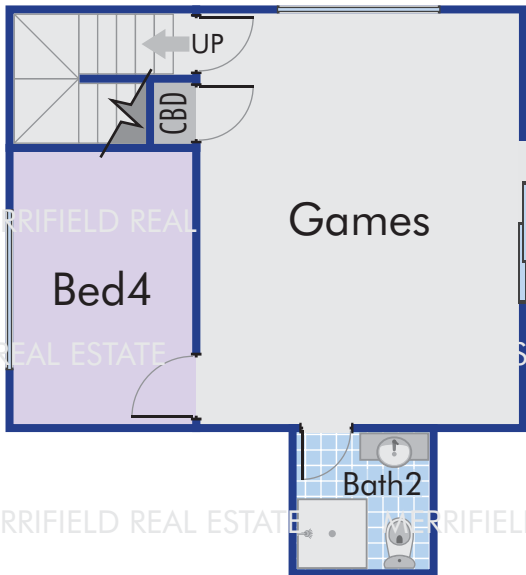
Specification

Asking Price	Offers Above \$775,000	Land Size	1546.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential/R30
Parking	2	School Zone	Yakamia P.S. & N.A.S.H.S.
Sheds		Sewer	Connected
HWS	Electric Heat Pump	Water	Scheme Water Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,591.67	Building Construction	Clad & C/Bond
Water Rates	\$1,525.99	Insulation	Yes
Strata Levies	N/A	Built/Builder	1962
Weekly Rent	\$700 - \$750	BAL Assessment	N/A

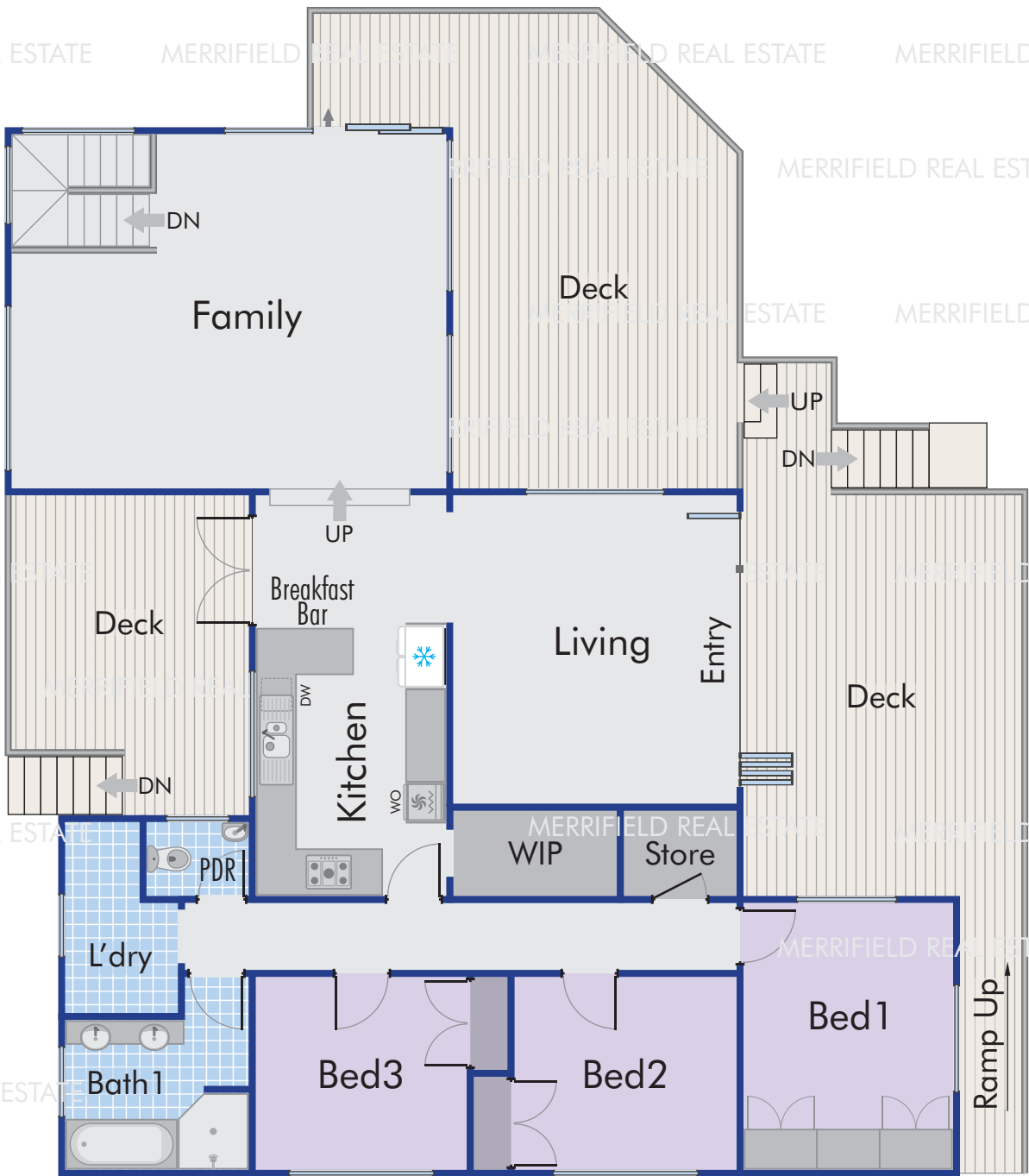
-- Map Viewer Plus --



https://294-serpentine-landgate-11564



Lower Floor



Upper Floor

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.



Created: 22 May 2024 from Map Viewer Plus
<https://mapviewerplus.wa.gov.au/?address=294%20Serpentine%20Road%2C%20MOUNT%20MELVILLE%206330&theme=hybrid>

1:564
0 0.007 0.014 0.02 0.027 km

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1180

828

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 25 ON DIAGRAM 18957

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHARMAINE LEE STEPHENS
DANIEL FREDERICK VAN MENS
BOTH OF 294 SERPENTINE ROAD MOUNT MELVILLE WA 6330
AS JOINT TENANTS

(T N886939) REGISTERED 2/5/2018

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

1. I703563 EASEMENT BENEFIT REGISTERED 21/11/2003.
2. N886940 MORTGAGE TO MEMBERS EQUITY BANK LIMITED REGISTERED 2/5/2018.

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: 1180-828 (25/D18957)
PREVIOUS TITLE: 1128-290
PROPERTY STREET ADDRESS: 294 SERPENTINE RD, MOUNT MELVILLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Transfer 5550/1955 (47717)

Application

From Volume Folio

1128 290

18633/55

26516/59

37136/59

1002/76



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1180

Fol. N^o 828

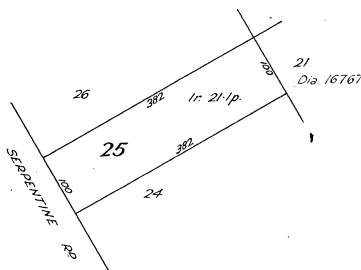
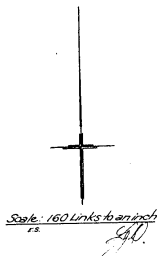
Certificate of Title

CT 1180 0828 F



under "The Transfer of Land Act, 1893" (56 Vic., 14. Sch. 5).

Robert Ernest Mowday, Dry Cleaner and Anice Marie Mowday, Married Woman, both of 9 Albany Highway, Albany, are now the proprietors as joint tenants 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 one rood twenty-one and one-tenth perches or thereabouts, being portion of Albany Suburban Lot 110 and being Lot 25 on Diagram 18957.



Dated the eighteenth day of April One thousand nine hundred and fifty-five.

Y. D. W.
Registrar of Titles.

Transfer B141265 to David Watts, Farmer and Doreen Helen Watts, Married Woman, both of Lake Grace, as joint tenants. Registered 30th April 1976 at 11.460c.



Transfer B564185 to Ronald Arthur Horneman Panel heater and Helen Isabel Horneman his wife both of 84 Seymour Street, Albany as joint tenants. Registered 31st July 1978 at 12.550c.



Transfer D451933 to Laurence Cransberg of 125 Middleton Road Research Officer. Registered 7th April 1987 at 3.15 0'c.



The correct address of the registered proprietor is now 294 Serpentine Road, Albany. By E508945. Dated 13th December, 1990 at 10.49 hrs.



Transfer F897419 to Scott Leary and Frances Dalhoff Leary both of 294 Serpentine Road, Albany as joint tenants. Registered 8th June 1995 at 8.19 hrs.



66018/5/03-48W-11/c.

PH

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

Discharge 6634/1959 of Mortgage 4060/1955.
Registered 29th July 1959 at 9.90c.
P. J. Shaw
ASSISTANT REGISTRAR OF TITLES.

Instrument stamped 13-10-0
Mortgage 12480/1959 Robert Ernest Mowday and Anice Marie Mowday to Albany 201
Building Society Registered 22nd October 1959 at 11-16c.
P. J. Shaw
ASSISTANT REGISTRAR OF TITLES.

APPLICATION A354134 The correct name of the above
mortgagee is now Albany Building Society.
11th December 1970.

Mortgage A354135 to Albany Building Society. Registered 11th December 1970 at 10.07c.

Discharge B141263 of Mortgage 12480/1959. Registered 30th April 1976 at 11.46c.

Discharge B141264 of Mortgage A354135. Registered 30th April 1976 at 11.46c.

Mortgage B141266 to The West Australian Savings and Building Society. Registered 30th April 1976 at 11.46c.

Discharge B565015 of Mortgage B141266. Registered 31st July 1978 at 12.55c.

Mortgage B565016 to The West Australian Savings and Building Society. Registered 31st July 1978 at 12.55c.

Mortgage B565018 to David Wallis Farmer and Doreen Helen Wallis, Married Women. Registered 31st July 1978 at 12.55c.

Discharge D451931 of Mortgage B565016. Registered 7th April 1987 at 3.15 o/c.

Discharge D451932 of Mortgage B564186. Registered 7th April 1987 at 3.15 o/c.

Mortgage E508945 to Commonwealth Savings Bank of Australia. Registered 13th December, 1990 at 10.49 hrs.

Mortgage F237202 to Commonwealth Bank of Australia. Registered 2nd July, 1993 at 10.00 hrs.

Discharge F897417 of Mortgage E508945. Registered 8th June 1995 at 8.19 hrs.

Discharge F897418 of Mortgage F237202. Registered 8th June 1995 at 8.19 hrs.

Mortgage F897421 to Westpac Banking Corporation. Registered 8th June 1995 at 8.19 hrs.

Mortgage H198241 to Esanda Finance Corporation Ltd. Registered 17th August 1999 at 15.11 hrs.

CT 1180 0828 B



CERTIFICATE OF TITLE

Vol.

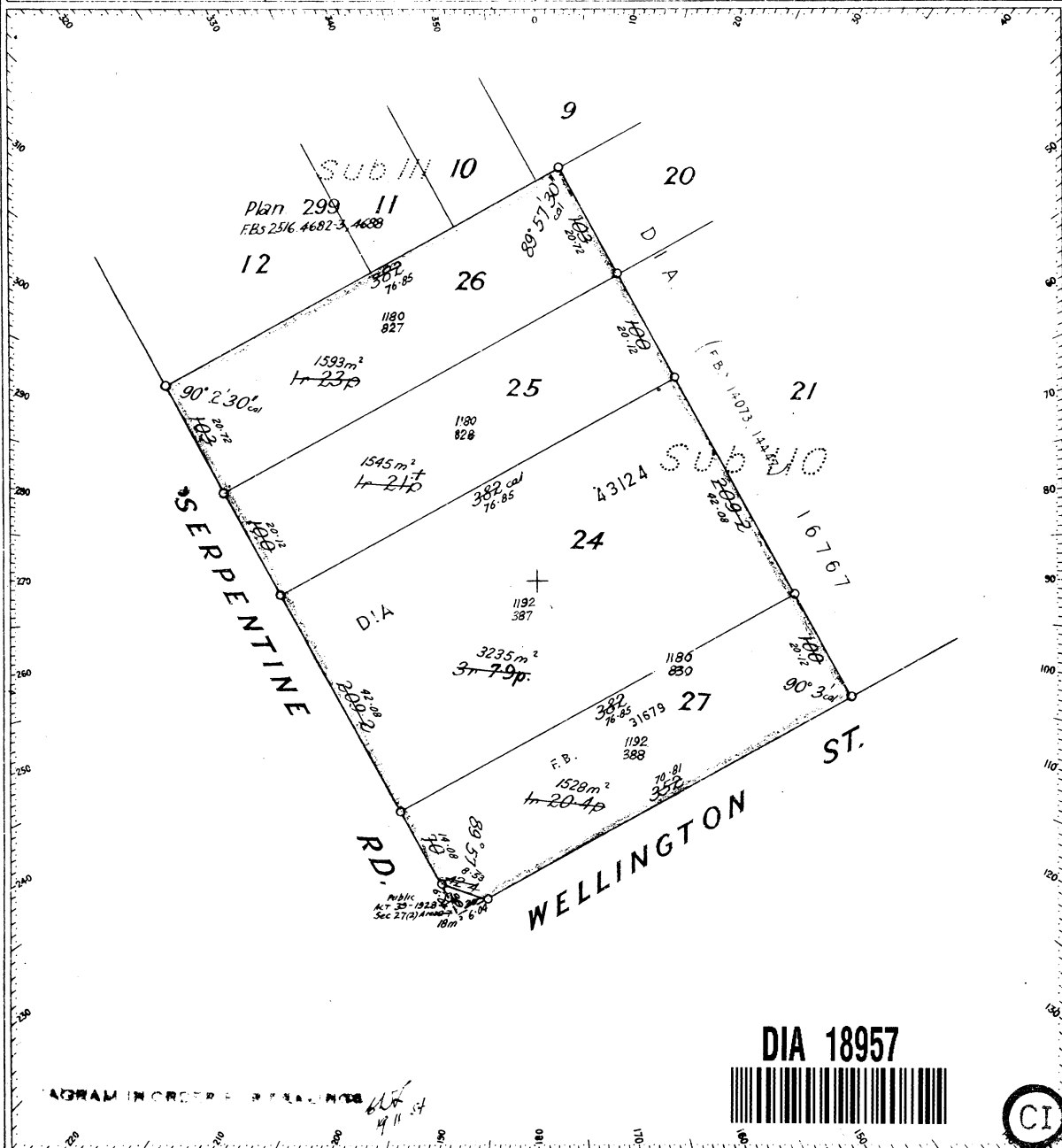
Fol.

1180

Diagram 18957

Lot	Certificate of Title	Lot Status	Part Lot
25	1180/828	Registered	
26	1180/827	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale, Chains to One Inch.	Certificate in which Land is Vested.	Area
ALBANY	Part of SubLot 110	15304	1:792 +	Vol 1128.. Fol 290.	A. R. P.



CERTIFICATE I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate. <i>Richard</i> Licensed Surveyor.		Approved by Town Planning Board <i>V. Steffanoni</i> Deputy Chairman	
Date <u>22/6/54</u>		Date <u>22/6/54</u>	
Approved Examined <u>9/7/54</u>	On Plan Diagram Index Plan <u>3899(3)</u> Corrup 2000 10.06	Registered <u>10159</u>	Diagram No. 18957

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

I 703563 E

21 Nov, 2003 14:05:39 Midland



REG. \$ 77.00
PROD. \$ 38.50
FEES \$ 115.50

LODGED BY	HAYNES ROBINSON
ADDRESS	70-74 Frederick Street Albany
PHONE No.	(08) 9841 1122
FAX No.	(08) 9841 7867
REFERENCE No.	205
ISSUING BOX No.	205
PREPARED BY	HAYNES ROBINSON
ADDRESS	70-74 Frederick Street Albany
PHONE No.	(08) 9841 1122
FAX No.	(08) 9841 7867

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

180-828
DUP C/T PRODUCED
1402 (213)

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

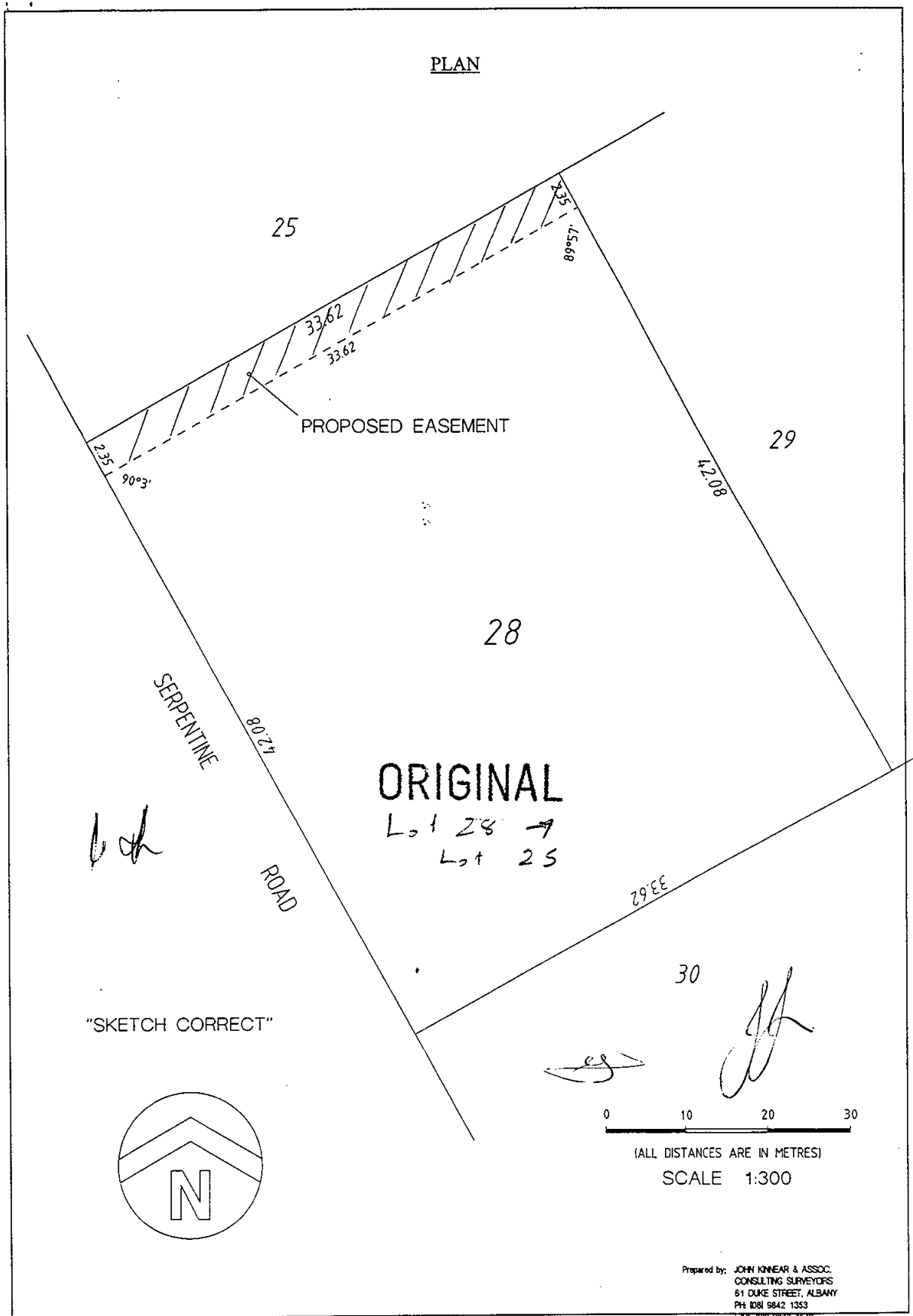
1.	Received Items
2.	Nos.
3.	
4.	
5.	
6.	Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



EXAMINED

DED - 1348/570 Garden
ECG - 1180/828 benefit



CONSENT


The Mortgagee ANZ Bank of under Mortgage Number **I443 4/2** consents to this Easement.

Signed for and on behalf of)
ANZ BANK)
by its duly authorised)
attorney)
in the presence of)
Power of Attorney No.

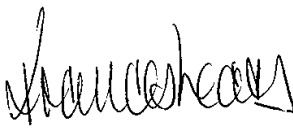
.....
Witness

SEALED With the seal of)
PETER MICHAEL WEYMOUTH)
MANAGER SECURITIES)
the Attorney of AUSTRALIA AND)
NEW ZEALAND BANKING GROUP)
LIMITED A.C.N. 005 357 522)
and signed by him/her on behalf)
of the said Bank under Power of)
Attorney No. F42781 in the)
presence of:)
Australia)
and New)
Zealand)
Banking)
Group)
Limited)
by its)
Attorney)

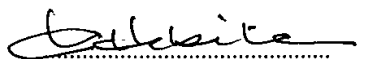



.....
An Officer of the said Bank

SIGNED by
FRANCES DALHOFF LEARY
in the presence of:

)
)
)


Witness



Print Name

Mr. Thomas

Address

19. Princes St. Albany.

Occupation

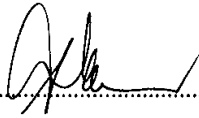
Businessman

EXECUTED as a deed the 5th day of March 2003.

SIGNED by
JEFFREY JOHN NOAKES
in the presence of:

) J. Noakes
)
)

Witness



Print Name

GRAHAM GEOFFREY WILLIAMS
Commissioner for Declarations
ALBANY

Address

.....

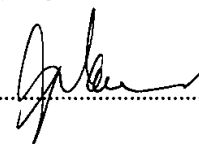
Occupation

.....

SIGNED by
YVONNE JENNIFER NOAKES
in the presence of:

) Y. Noakes
)
)

Witness



Print Name

GRAHAM GEOFFREY WILLIAMS
Commissioner for Declarations
ALBANY

Address

226 YORK STREET


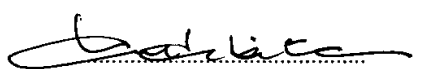
Occupation

.....

SIGNED by
SCOTT LEARY
in the presence of:

)
)
)

Witness

Print Name

Mr. Leary

Address

101 RACE ST. ALBANY

Occupation

Businessman

4. CLOSURE OF THE ACCESSWAY

The Grantor will be entitled to close off the Accessway on Good Friday and Christmas Day in each year in order to prevent the creation of any right in favour of any member of the public over the Accessway or the Servient Tenement.

5. LEGAL COSTS AND STAMP DUTY

The Grantee will pay the costs of and incidental to the instructions for and the preparation, execution, stamping and registration of this deed and all stamp duties and registration fees relating to the Deed.

Dominant Tenement means the land situated at 294 Serpentine Road Albany, Western Australia and being:

Lot 25 on Diagram 18957 and being the whole of the land comprised in Certificate of Title
Volume 1180 Folio 828

Encumbrance means Mortgage I 443 412. to ANZ BANK

Plan means the Plan contained in this Deed of Easement

Servient Tenement means the land situated at 292 Serpentine Road Albany, Western Australia and being:
Lot 28 on Diagram 43124 and being the whole of the land comprised in Certificate of Title
Volume 1348 Folio 570

1.2 Headings Number, Gender and Person

Headings and underlinings are for convenience only and do not affect the interpretation of this deed. Words importing the singular include the plural and vice versa. Words importing a gender include any gender. A reference to a person includes a reference to a natural person, a corporation and any entity capable of being the subject of legal proceedings.

1.3 Party

A reference to a party includes permitted assigns and in the case of a corporation includes its successors, and in the case of a natural person that party's personal representative.

1.4 Governing Law

This deed must be construed in accordance with and governed by the laws of Western Australia.

1.5 Joint and Several

An obligation on the part of two or more persons binds them jointly and severally.

2. GRANT OF RIGHT OF CARRIAGEWAY

The Grantor transfers and grants to the Grantee a right of carriageway in the terms of the Ninth Schedule to the Transfer of Land Act, 1893, as amended (as relating to transfers of freehold land) over the Accessway, the Servient Tenement being subject to the Encumbrance but reserving unto the Grantor full free and uninterrupted right and liberty to lay mains, pipes, wires, cables and drains under the Accessway and to temporarily close the Accessway to enable maintenance of the Accessway to be effected provided that in carrying out maintenance, the Grantor will cause as little inconvenience to persons entitled to use the Accessway as is reasonably possible.

3. MAINTENANCE OF THE ACCESSWAY

The Grantor at its expense will maintain the Accessway in good repair and condition from time to time.

BLANK INSTRUMENT FORM**Deed**

(Note 1)

THIS DEED is made**BETWEEN****JEFFREY JOHN NOAKES** and **YVONNE JENNIFER NOAKES** both of 101 Rufus Street, Albany Western Australia ("the Grantor")**AND****SCOTT LEARY** and **FRANCES DALHOFF LEARY** both of 294 Serpentine Road, Albany Western Australia ("the Grantee")**RECITALS:**

- A. The Grantor is registered as the Proprietor of the Servient Tenement which is subject to the Encumbrance but otherwise free from encumbrances and the Grantee is registered as the proprietor of the Dominant Tenement.
- B. The Grantor and the Grantee have agreed to create the right of carriageway on the terms and conditions contained in this Deed.

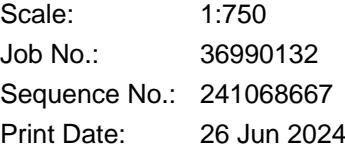
OPERATIVE PART:**1. DEFINITIONS AND INTERPRETATIONS****1.1 Definitions**

In this deed, unless the context indicates to the contrary:

Accessway means that part of the Servient Tenement hatched on the Plan



Page No: 1



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Plan Legend (summary)



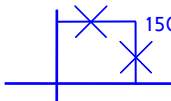
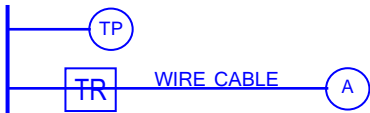





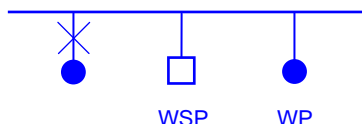
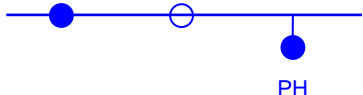
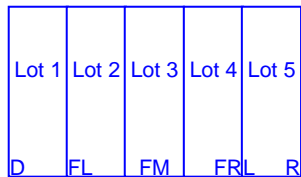

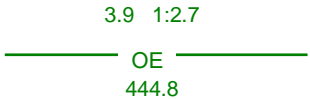
INFORMATION BROCHURE



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.

Plan Legend (summary)



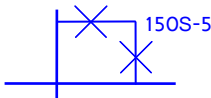
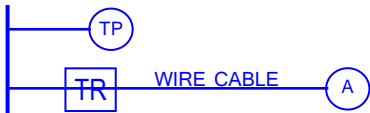





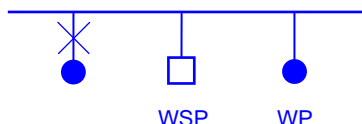
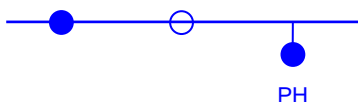
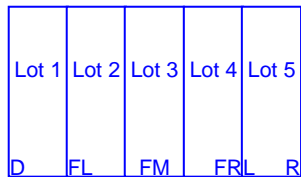


INFORMATION BROCHURE

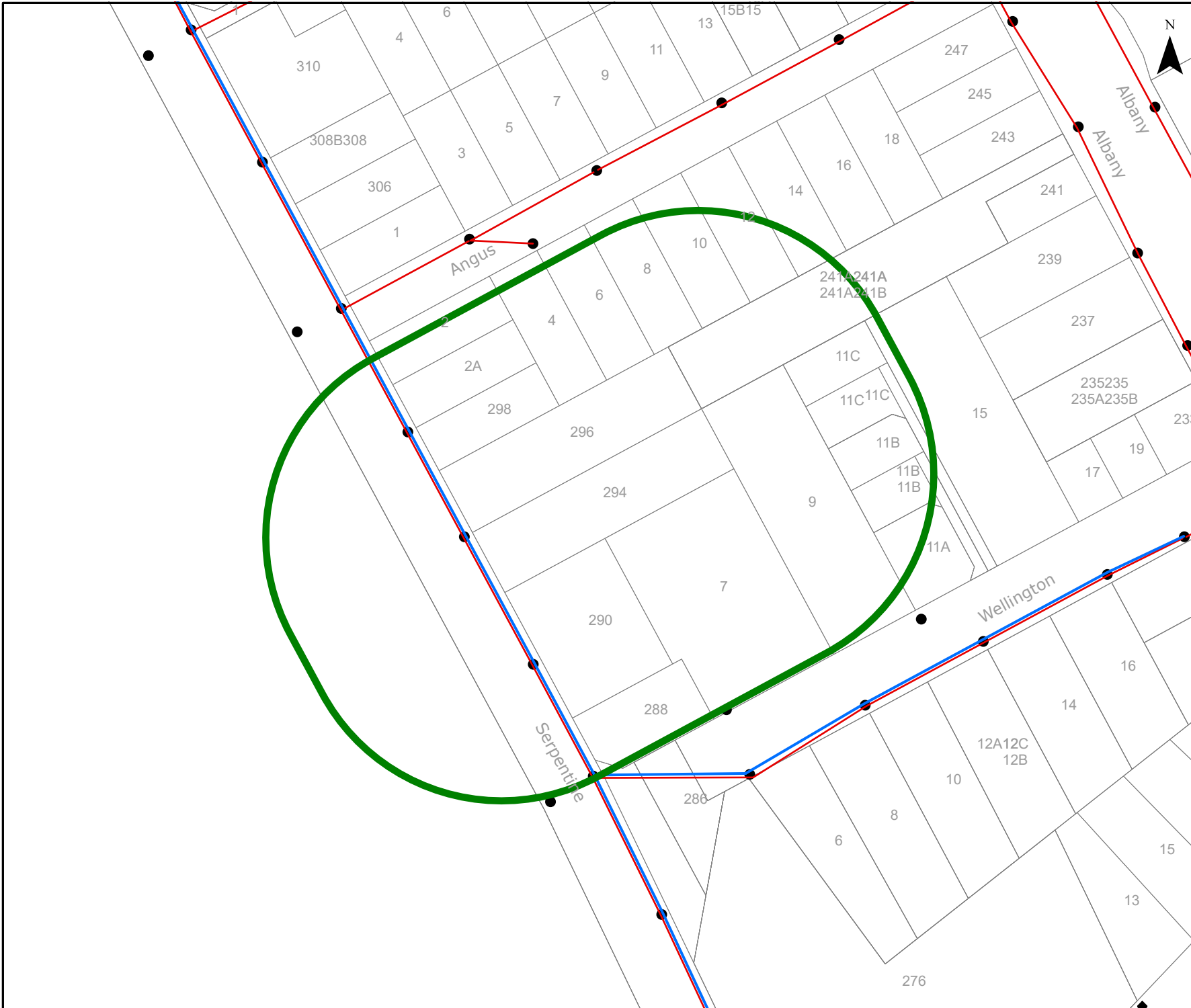



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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.





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.

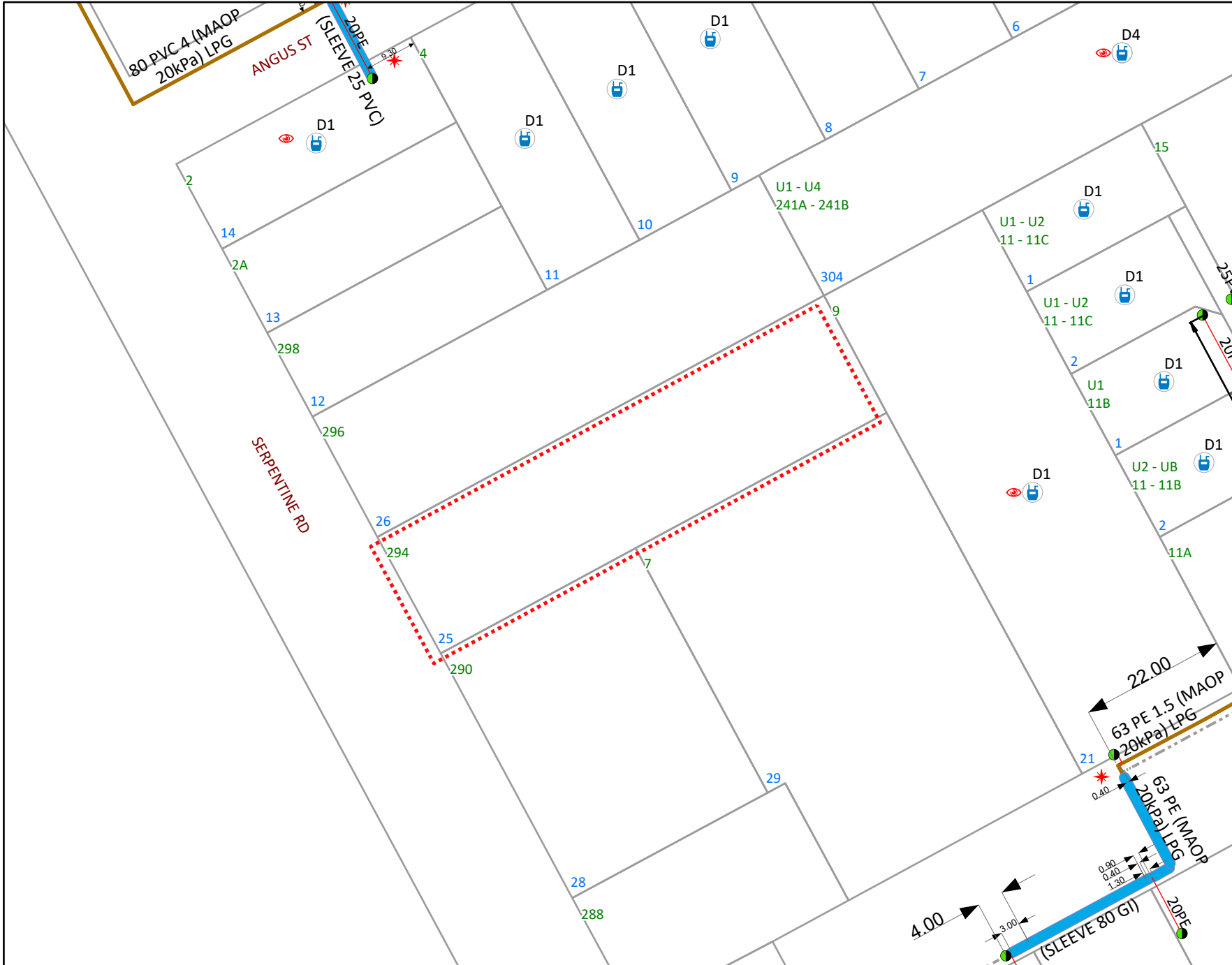
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4

Scale : 1:1500

WARNING! Look out for overhead power lines



WARNING

Refer to Cover Sheet
for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- X Obstacle
- OLS Offline Service
- * See Details
- SC Side Elevation
- T Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs
- PLST Pre Laid Service Tee

Please refer to Symbols Sheet
for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

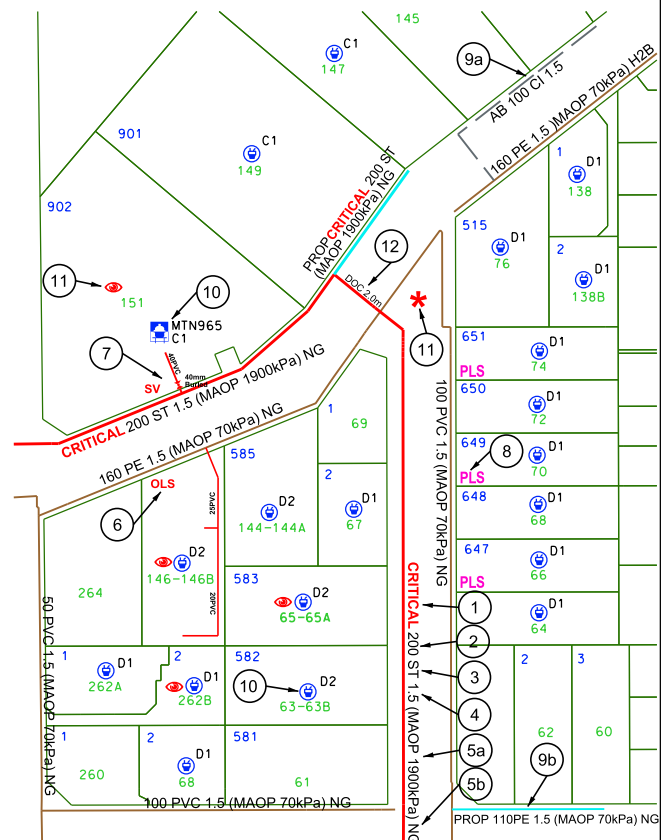
- Test Point
- Anode
- Rectifier

FEATURES


- SC Side Elevation
- Obstacle
- See Details
- Not Connected
- Gas Service
- Sign
- Offline Service
- Linked Document
- Pre-Laid Service
- Pre-Laid Service Stairs
- Pre-Laid Service Tee
- Asset end on Main
- Asset ends on Direction Peg
- Reference Line
- Gas Pit
- Arrow Pointer
- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government

Asset Identification Legend

- Critical Asset (See Cover Sheet WARNINGS)**
- Pipe Diameter (millimetres)
- Pipe Material:
CI = Cast Iron, PE = Polyethylene, GI = Galvanised Iron, PVC = PVC, ST = Steel
- Alignment (in metres from property line)
- Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas Type:
NG = Natural Gas.
H2B = Natural Gas Blended with % Hydrogen.
LPG = Liquefied Petroleum Gas.
- Off-line Service service may not be straight line to meter.
(**WARNING OLS may not always be shown on plan**).
See Cover Sheet for More Information.
- Service Valve in the vicinity
(**NOTE: Service Valve may be "BURIED"**)
- Pre-laid Service laid in Common Trench
- Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
- Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
- Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
- Depth of Cover (DOC) in metres.





	<p>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</p>	<p>Sequence Number: 239576554</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 22/05/2024 16:41:00</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

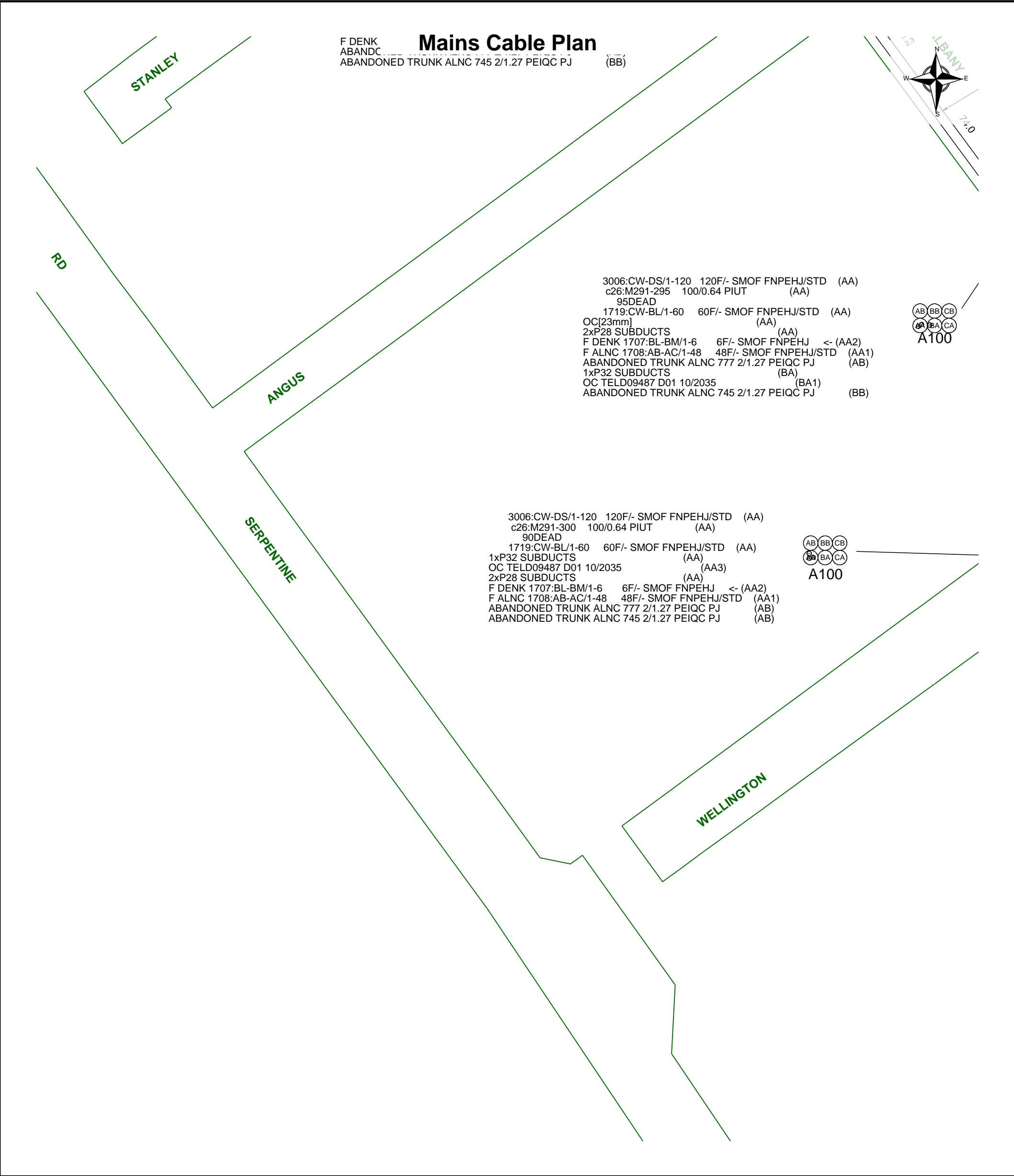
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


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.

Page 1 of 2



	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: 239576554
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
	Generated On 22/05/2024 16:41:02	

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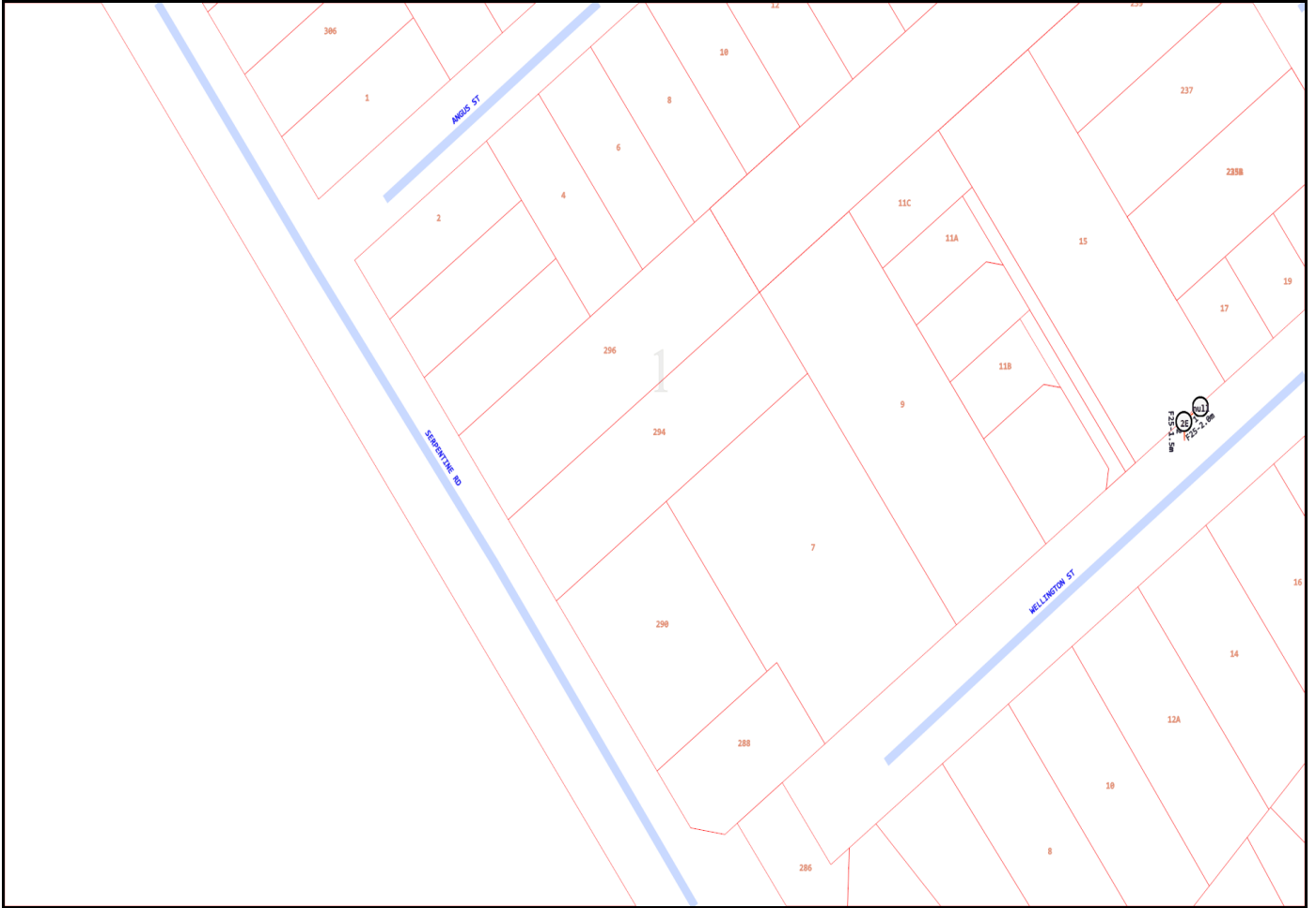
See the Steps- Telstra Duty of Care that was provided in the email response.



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
	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.
	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"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

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

21/06/2024

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 294 SERPENTINE ROAD, MOUNT MELVILLE

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 **\$700.00 - \$750.00 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:

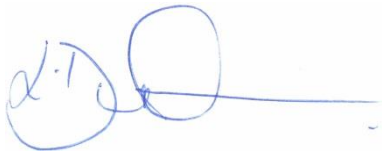
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/rental-property-security-standards)

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 read 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

Senior 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.