

**FOR SALE**



**Offers Above \$1,350,000**

## 178 - 180 GREY STREET WEST, ALBANY



### HISTORIC PROPERTY WITH HARBOUR VIEWS

- Two separate, adjoining homes on 1444sqm
- Heritage listed, 500m from York Street
- 1880s original features and upgraded facilities
- Panoramic outlook from port to Torndirrup
- Held by the same family for 100 years



5 3 2 1444 m2

**Jeremy Stewart**

0439 940 976

0898414022

[jeremy@merrifield.com.au](mailto:jeremy@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 ABN 66 768 696 418

# 178 - 180 GREY STREET WEST, ALBANY

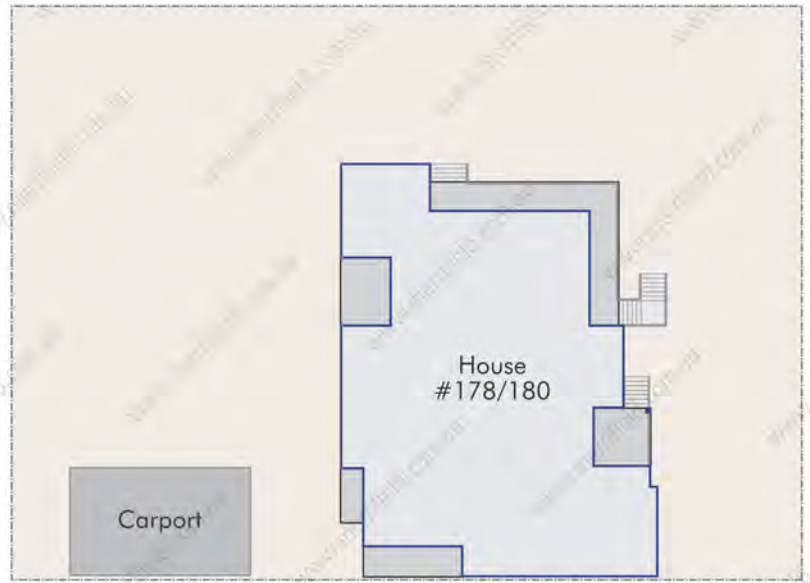


## Specification

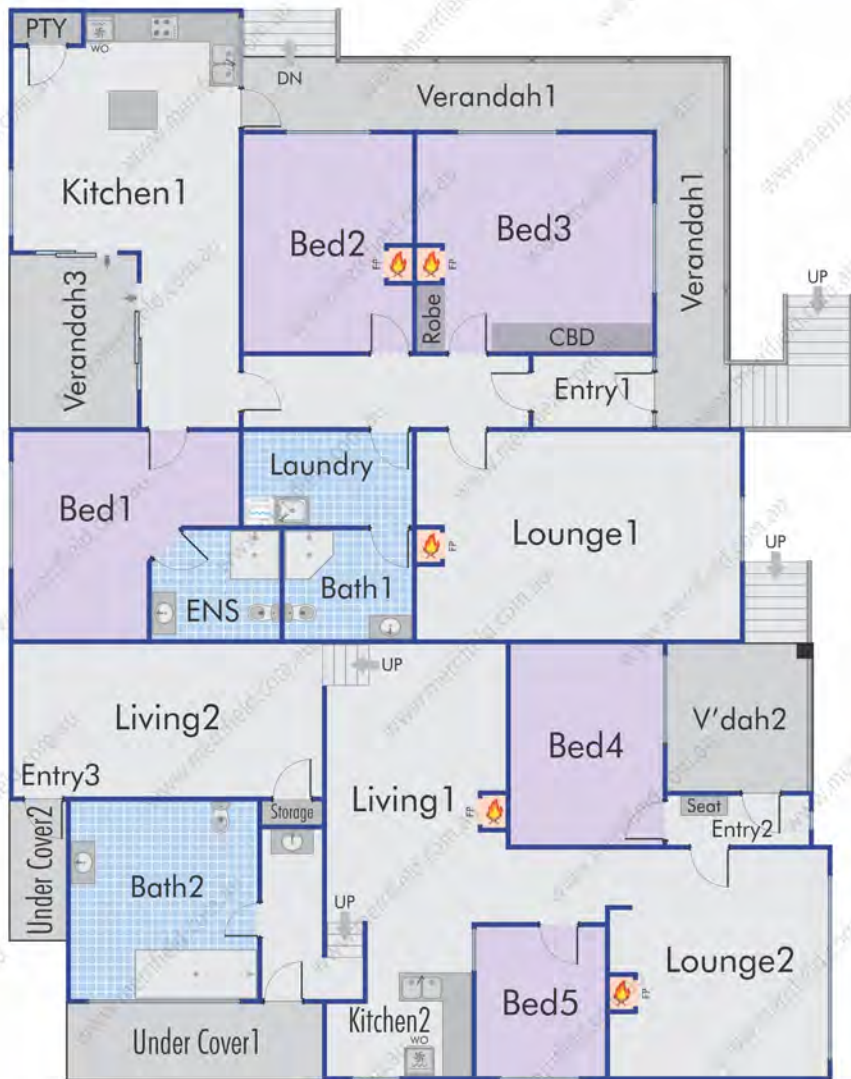
Asking Price	Offers Above \$1,350,000	Land Size	1444.00 m2
Bedrooms	5	Frontage	See Certificate of Title
Bathrooms	3	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential/R30
Parking	2	School Zone	Albany Primary School & ASHS
Sheds	Nil	Sewer	Connected
HWS	2 x Instant Gas	Water	Scheme connected
Solar	Unknown	Internet Connection	NBN Available
Council Rates	\$9963.27- TBC	Building Construction	Brick/Iron
Water Rates	\$3128.26 - TBC	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1890
Weekly Rent	\$900	BAL Assessment	N/A



5 | 3 | 2



Site Plan



Floor Plan

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.

**Plan Information**

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

**Plan Heading**

LOTS 51-52 AND EASEMENT

**Locality and Local Government**

Locality	ALBANY
Local Government	CITY OF ALBANY

**Planning Approval**

Planning Authority	Western Australian Planning Commission
Reference	200246

**Survey Details**

Survey Method	Conventional Survey
Field Records	165073
Declared as Special Survey Area	No

**Survey Certificate - Regulation 54**

I hereby certify that this plan is accurate and is a correct representation of the ----  
(a) \* survey; and/or  
(b) \* calculations from measurements recorded in the field records;  
[\* delete if inapplicable]  
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

MICHAEL JOSEPH NORMAN Licensed Surveyor	Date
--	------

**Survey Organisation**

Name	JOHN KINNEAR & ASSOCIATES
Address	ALBANY 6330
Phone	08 98421353
Fax	08 98421570
Email	jka@jkalb.com
Reference	i542

**Former Tenure**

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
51-52	DP68757	LOT 50	2788-930	

**Former Tenure Interest and Notifications**

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
(33b)	50/DP68757	Brought forward (in full)	LOTS 51-52	DP68787	EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 68757.	

**New Interests**

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(C)	EASEMENT (Drainage)	SEC. 136C OF THE TLA 1893	THIS PLAN	LOT 52	Lots on this plan 51	



**JOHN KINNEAR AND ASSOCIATES**  
Consulting Surveyors  
45 Collie Street  
ALBANY WA 6331  
Telephone (08) 9842 1353  
email jka@jkalb.com

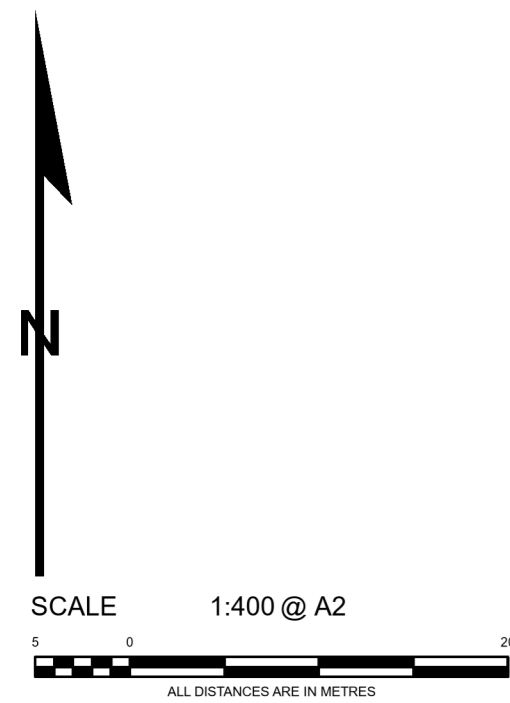
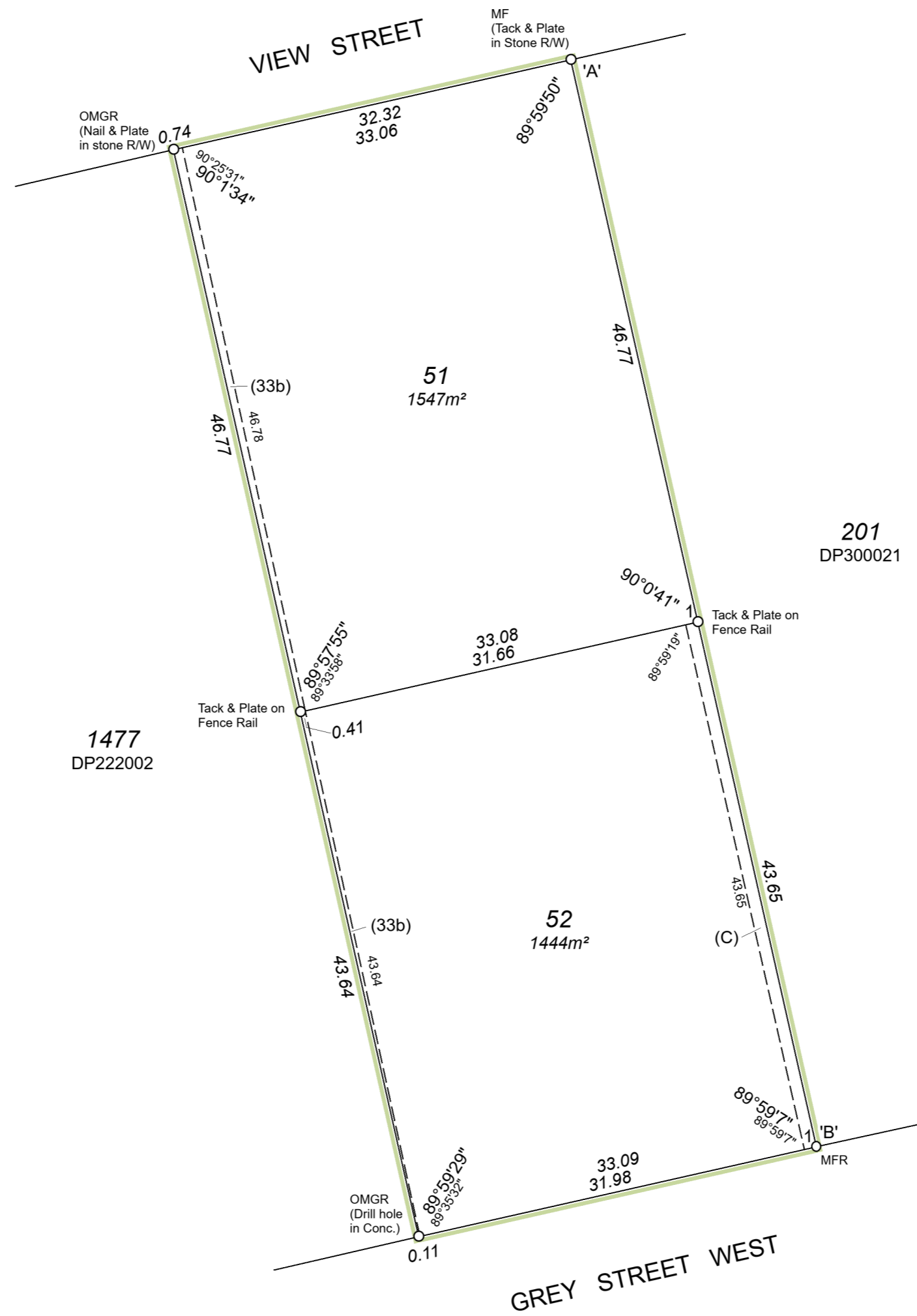
ADDITIONAL SHEETS  
ENDORSEMENT SHEET

SHEET  
**1** OF **2** SHEETS

VERSION NUMBER  
**1**

DEPOSITED PLAN  
**429382**

BOUNDARY 'A' - 'B' CREATED  
IN TRANSFER 5436/1908



**JOHN KINNEAR AND ASSOCIATES**  
Consulting Surveyors  
45 Collie Street  
ALBANY WA 6331  
Telephone (08) 9842 1353  
email jka@jka.com

ADDITIONAL SHEETS  
ENDORSEMENT SHEET

SHEET 2 OF 2 SHEETS

VERSION NUMBER  
1

DEPOSITED PLAN  
**429382**



Page No: 1

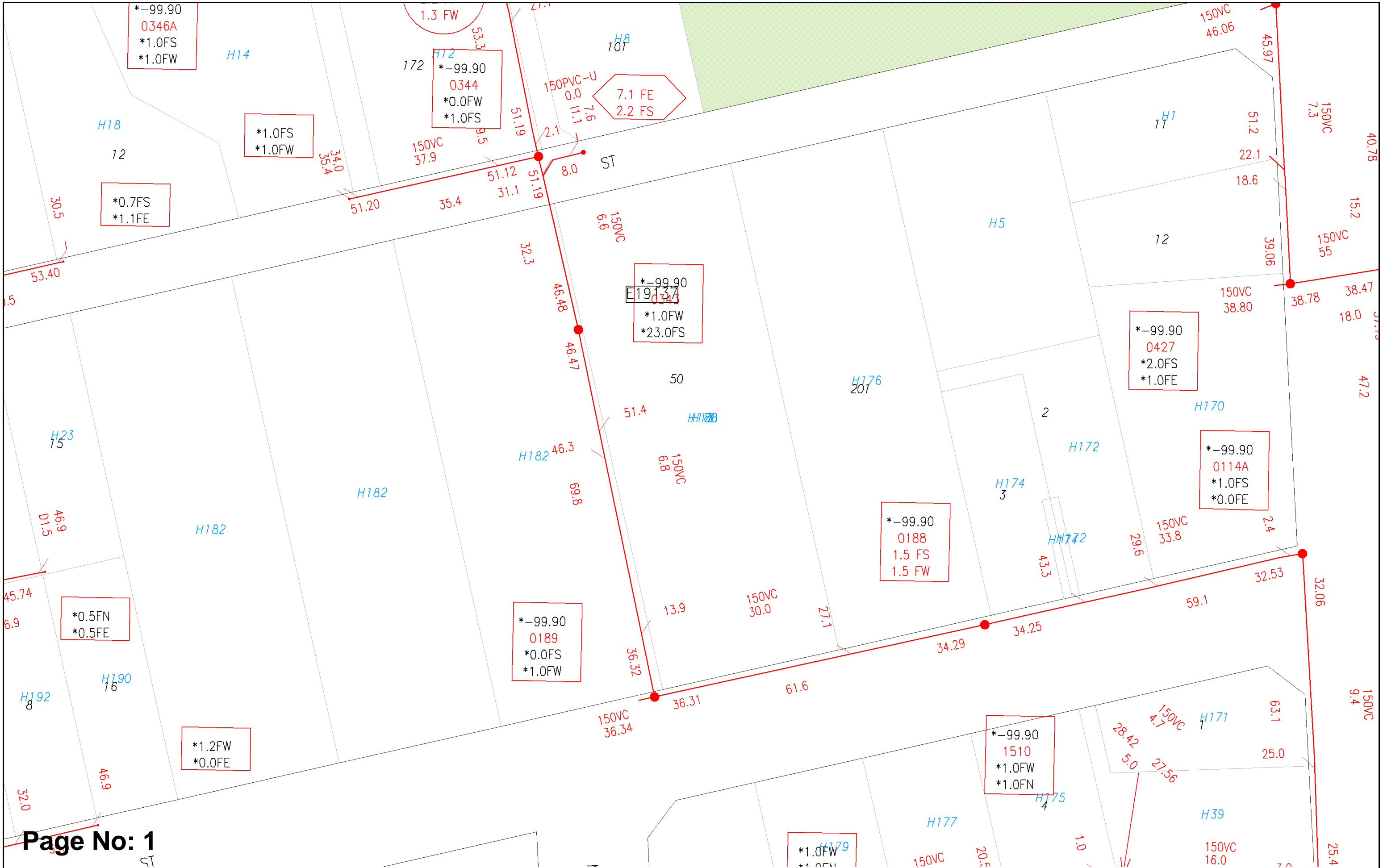


Scale: 1:750  
 Job No.: 37530297  
 Sequence No.: 244296025  
 Print Date: 05 Sep 2024



**WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED**  
 Apply for approval to work near our assets at:  
 Working near assets ([watercorporation.com.au](http://watercorporation.com.au))  
 Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au).



Page No: 1



Scale: 1:750  
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Sewer

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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](http://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.**

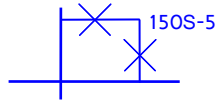
	<p><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED</b> A risk assessment may be required if working near this pipe. Refer to your <a href="#">Dial Before You Dig</a> information or call 131375.</p> <p>Pipes are not always labelled on plans 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><b>Common material abbreviations:</b></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><b>NON-STANDARD ALIGNMENT</b> 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><b>OTHER PIPE SYMBOLS</b> Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p><b>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</b> May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p><b>CHANGE INDICATOR ARROW</b> Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p><b>PIPE OVERPASS</b> The overpass symbol indicates the shallower of the two pipes.</p>
	<p><b>VALVES</b> 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.



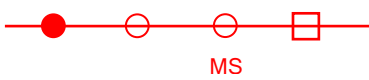
**CATHODIC PROTECTION (CP)**

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.



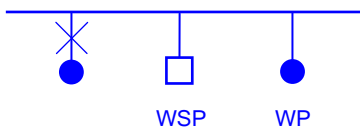
**HAZARDOUS MANHOLE**

Indicates a potential health hazard from risk of exposure to toxic waste.  
 WARNING: Opening any manhole is dangerous and is prohibited.



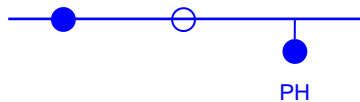
**FLOWMETER**

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)

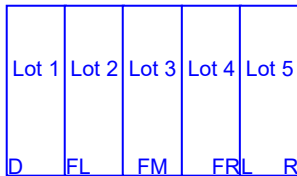


**STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)**

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 Pre-laid Left  
 FM Fully Pre-laid Front Middle  
 FR Fully Pre-laid 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 : 1:1500**

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



**Tile No: 1**

### 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)**

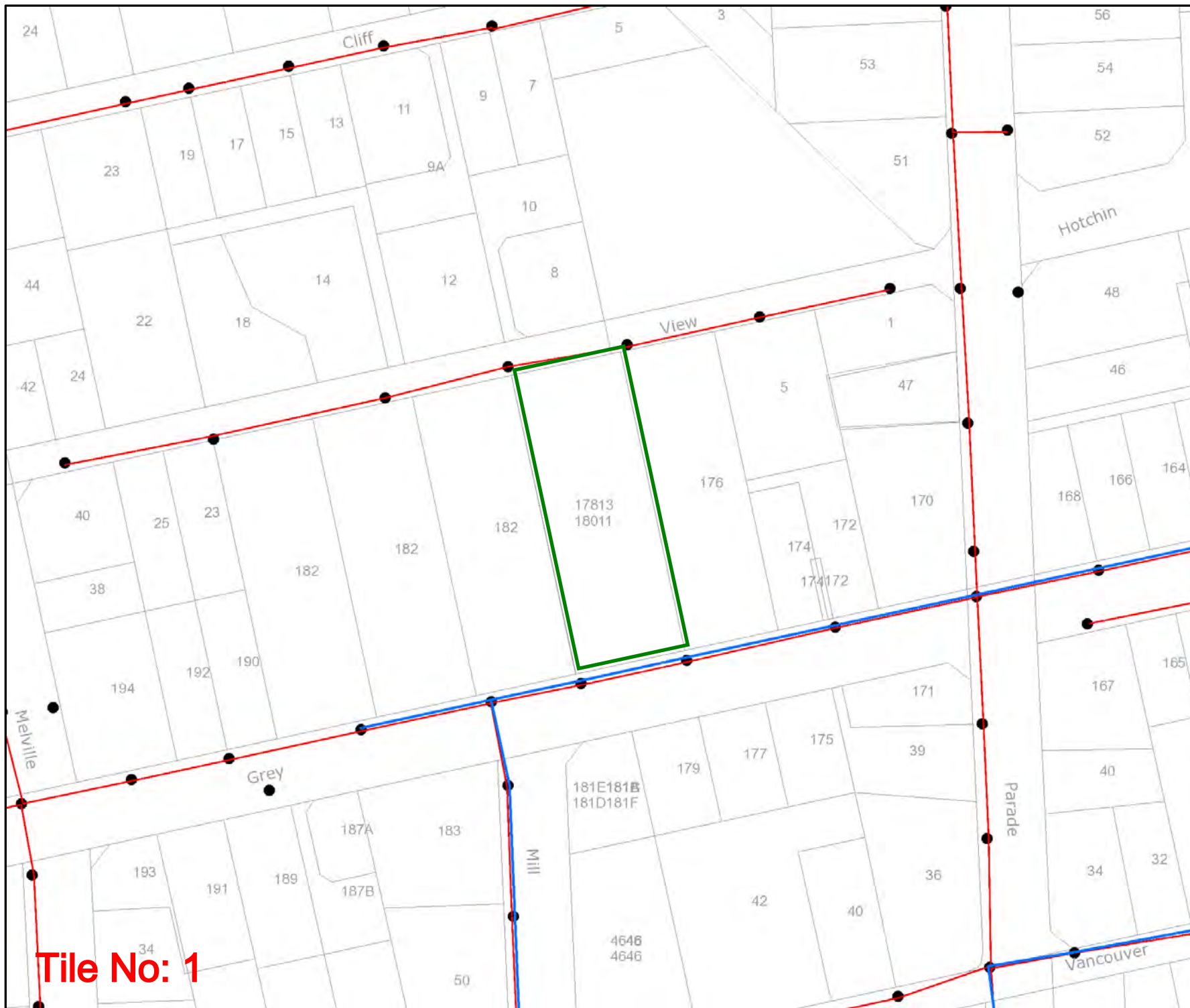
This map is **INDICATIVE ONLY**.  
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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

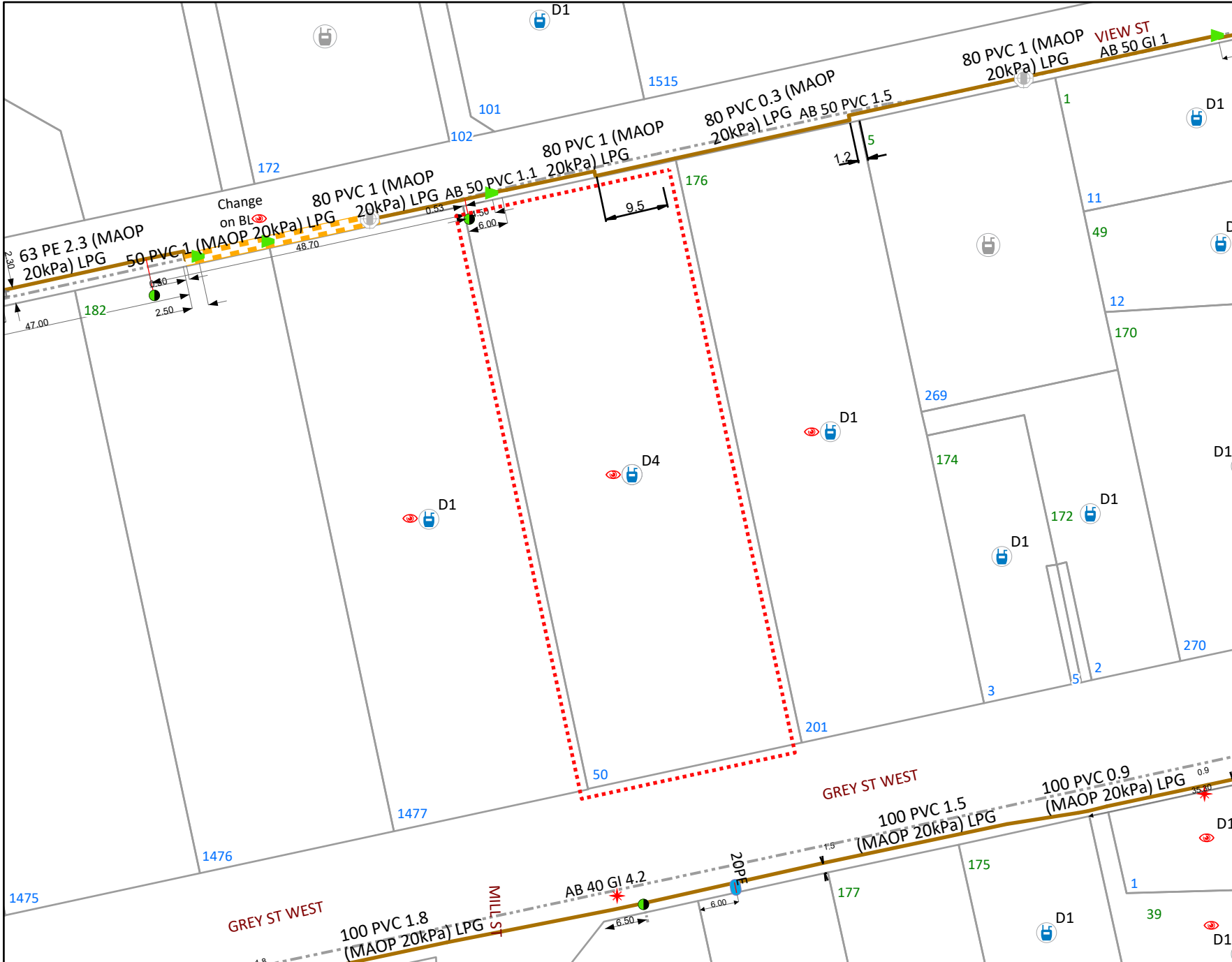
Information valid for 30 days from date of issue

A4 | Scale : 1:1500

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



**Tile No: 1**




**WARNING**  
**Refer to Cover Sheet**  
**for Further Information**

- ⋯ BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- 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
- Obstacle
- OLS Offline Service
- See Details
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs
- PLST Pre Laid Service Tee

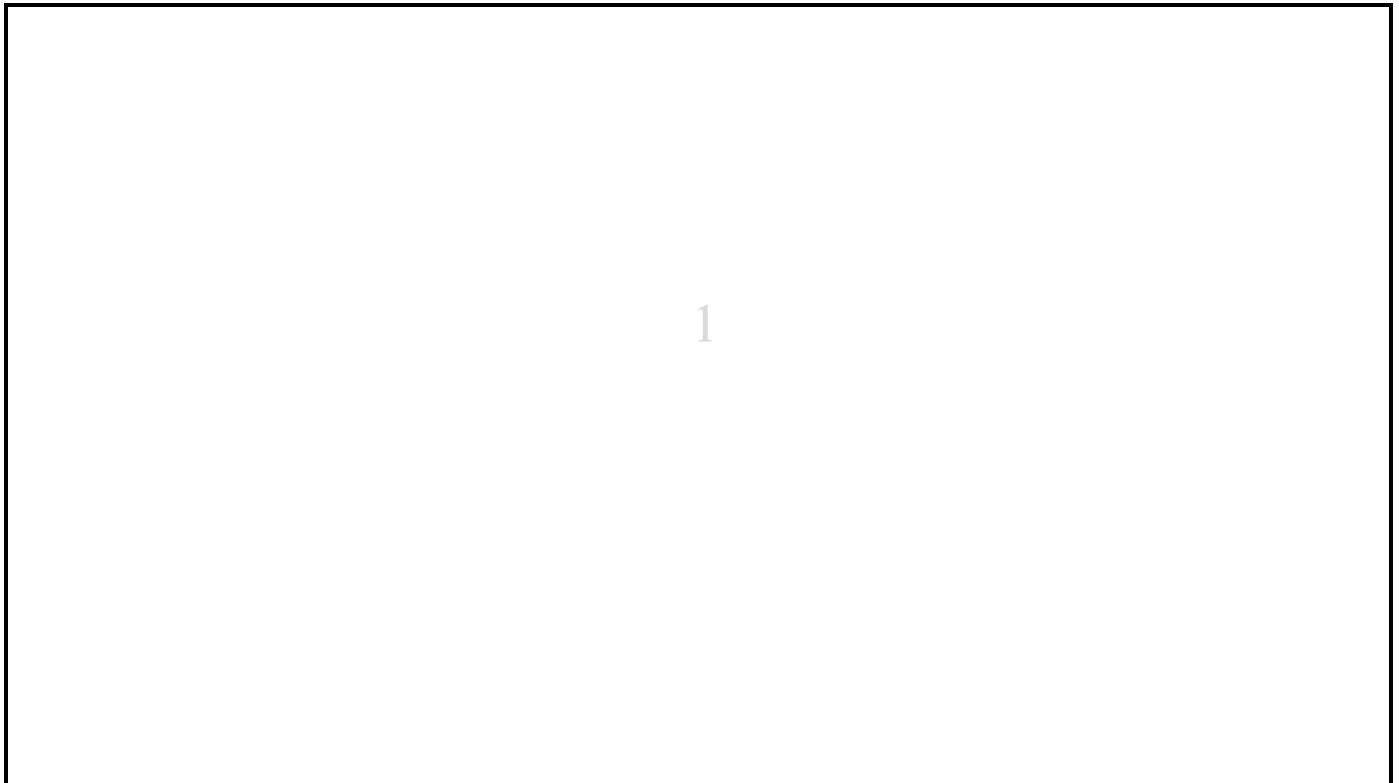
Please refer to Symbols Sheet for Further Information

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.

**To:** Stephanie Del Borrello  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** stephanie@merrifield.com.au

<b>Dial before you dig Job #:</b>	37530297	
<b>Sequence #</b>	244296023	
<b>Issue Date:</b>	05/09/2024	
<b>Location:</b>	178-180 Grey St West , Albany , WA , 6330	






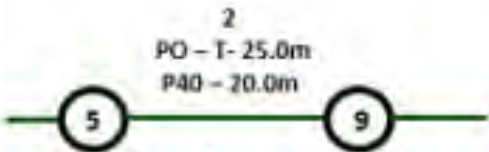
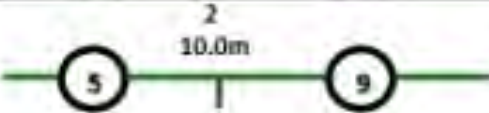





## Indicative Plans



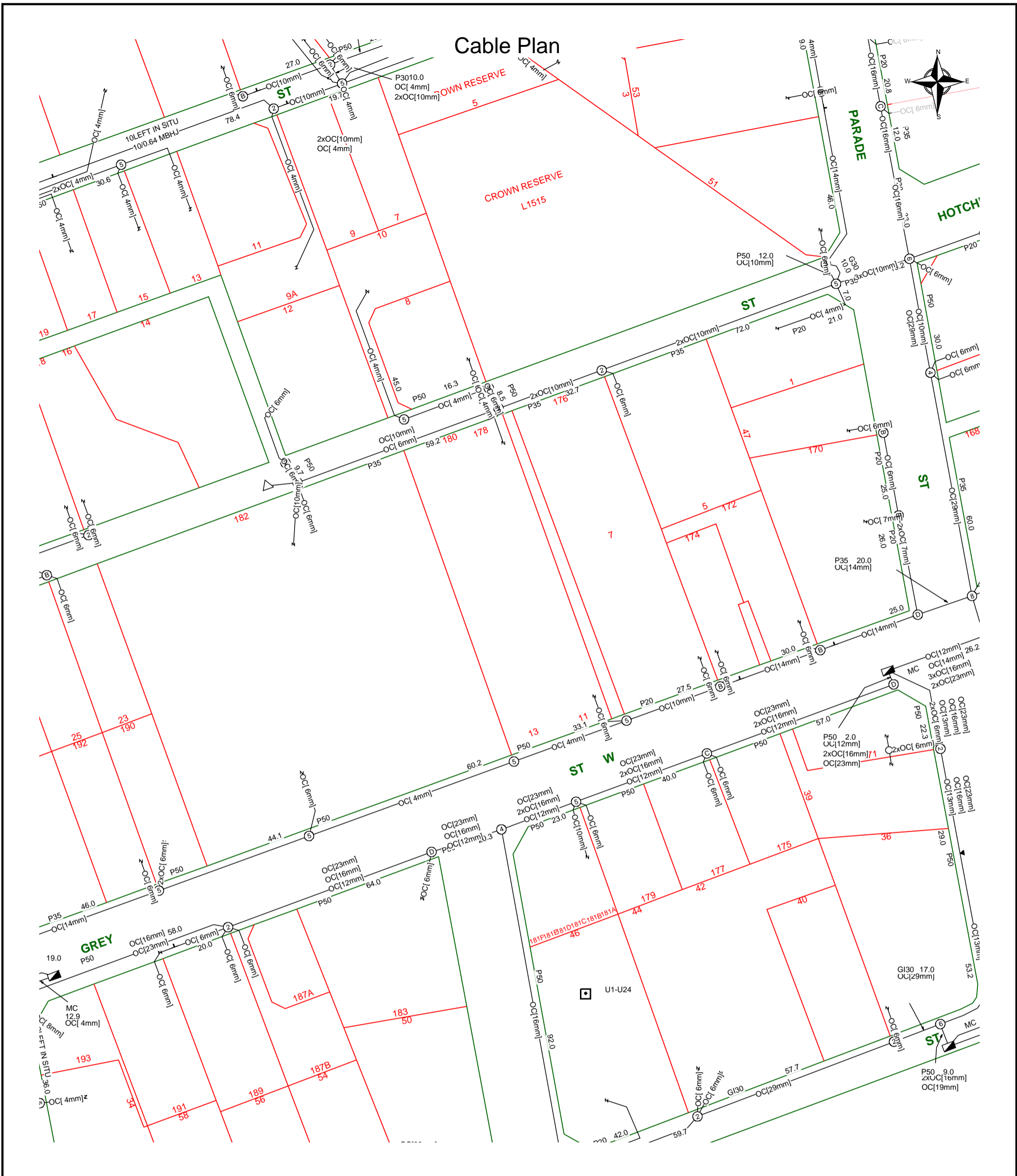


## LEGEND



	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
	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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 





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: 244296024

**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.**

TELSTRA LIMITED A.C.N. 086 174 781

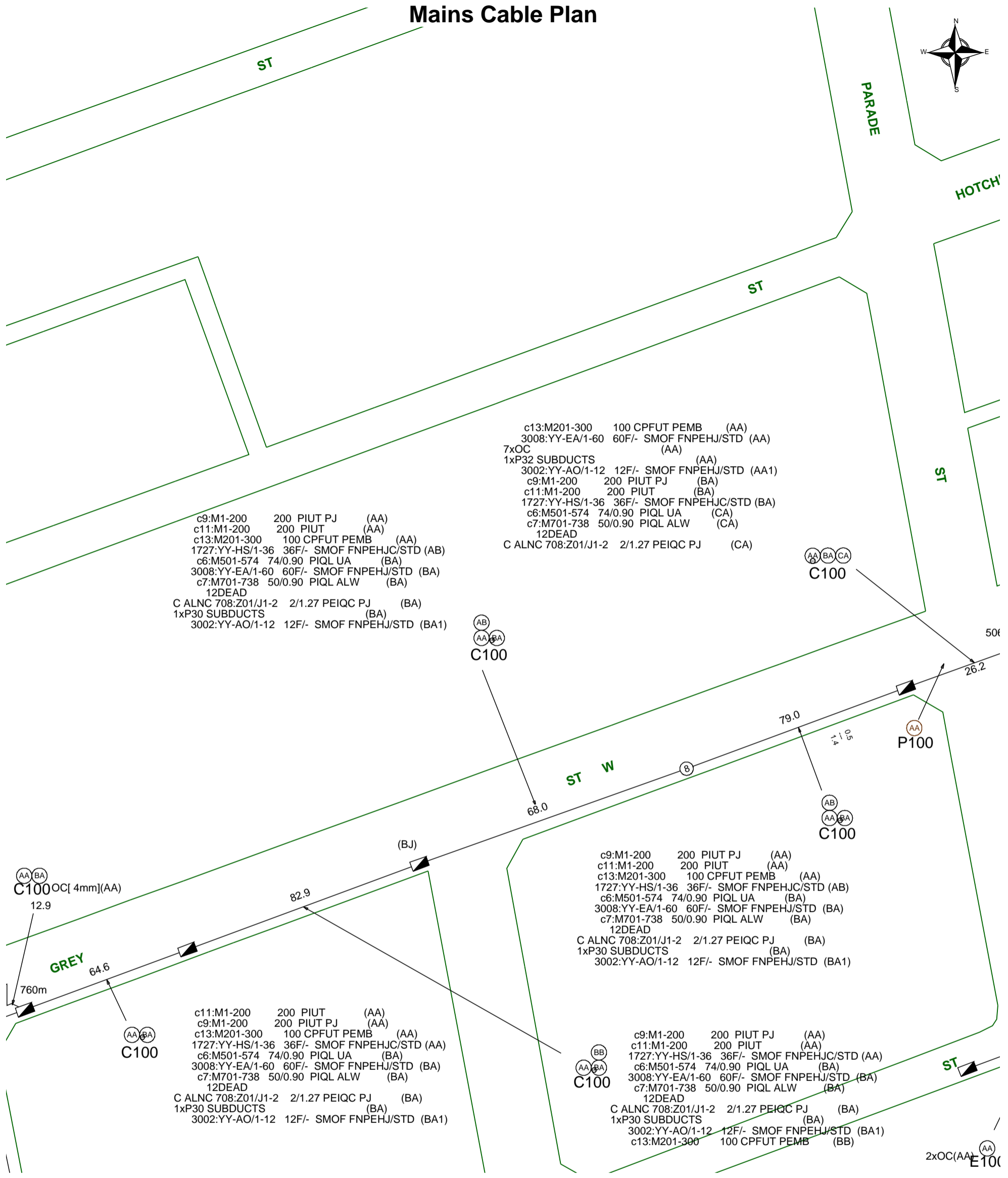
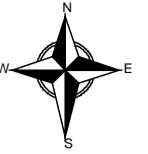
Generated On 05/09/2024 17:38:37

**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.



# Mains Cable Plan



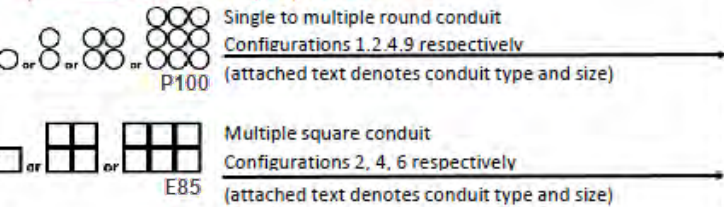
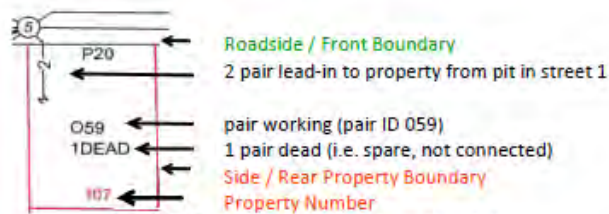
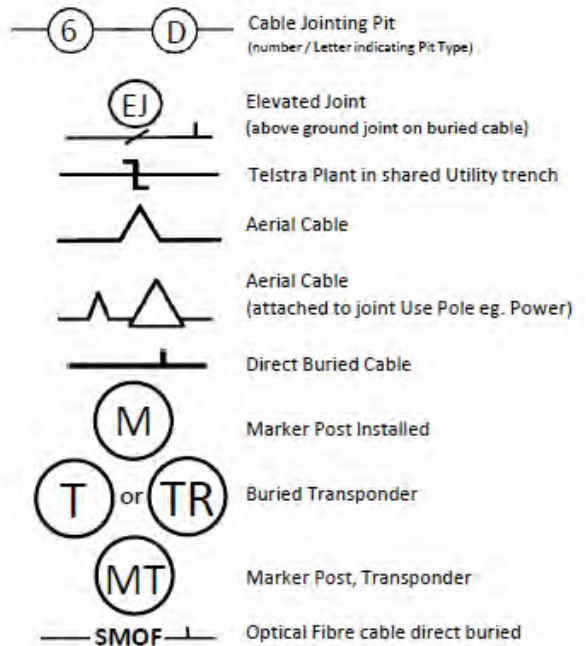
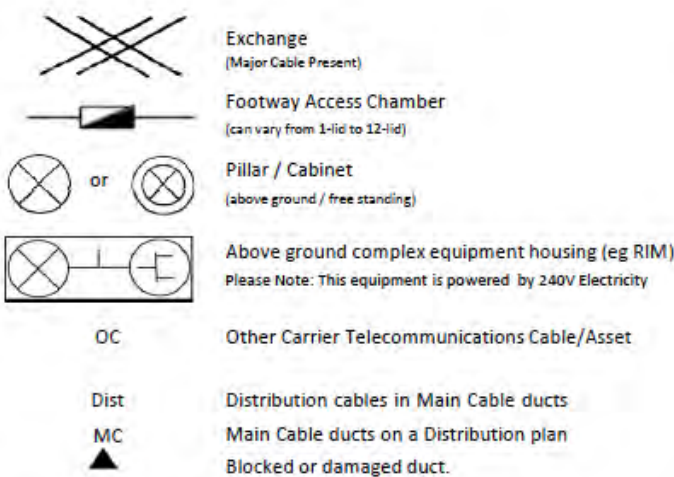
Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>  
Ph - 13 22 03  
Email - Telstra.Plans@team.telstra.com  
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 244296024  
**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.**

TELSTRA LIMITED A.C.N. 086 174 781  
Generated On 05/09/2024 17:38:38

**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.

# LEGEND



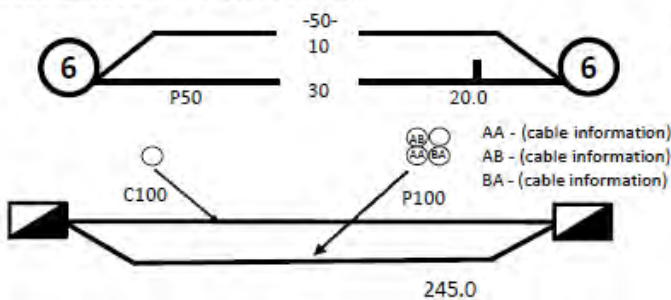
Some examples of conduit type and size:

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

## Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

## Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

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

25/09/2024

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

To whom it may concern,

**RE: RENTAL APPRAISAL – 178-180 GREY STREET WEST, ALBANY**

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 **\$900 combined 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:

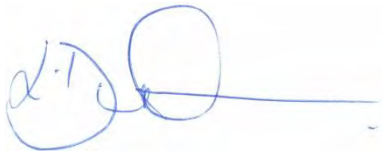
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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, consisting of a stylized 'L' and 'D' followed by a horizontal line.

Lisa Dunham

**Senior Property Manager**

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**SUBDIVISION PLAN**  
Lot 50 (No. 180)  
Grey Street West  
City of Albany

**Legend**

- Subject Land
- Existing Lot Boundary
- Proposed Lot Boundary
- Existing Contours (1m)
- Existing Water Service
- Existing Sewerage Service
- Power Pole
- Overhead Electrical Service
- 1m wide Service Easement

Existing No. Lots	1
Proposed No. Residential Lots	2

Note 1: building setbacks are approximate only and subject to detailed design and final survey.

Note 2: all buildings to be retained.

D AREAS AND DIMENSIONS	240606
C WOODSHED NOTE	240404
B SUBDIVISION PLAN	240317
A SURVEY STRATA	220729
REV DESCRIPTION	YYMMDD

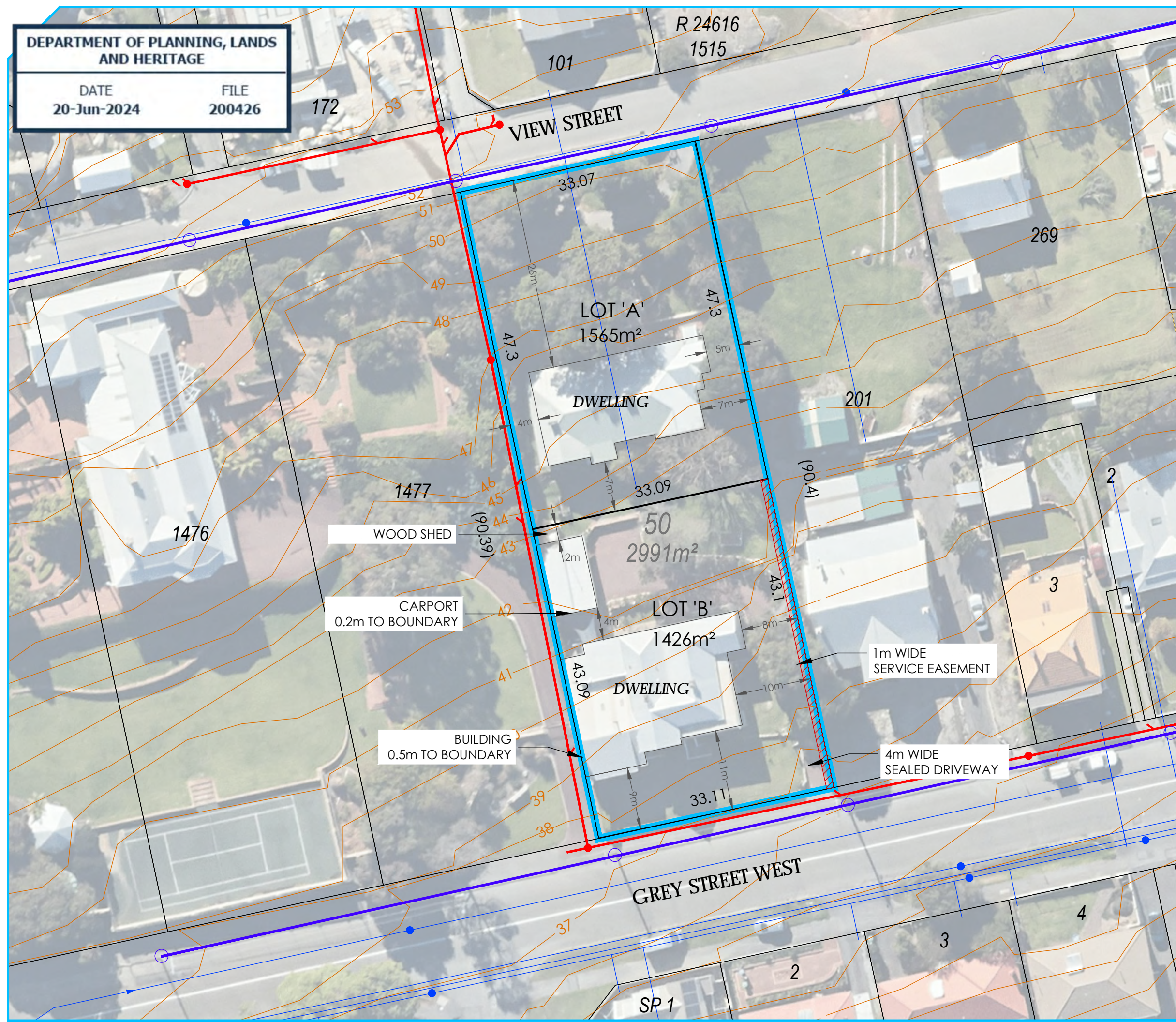
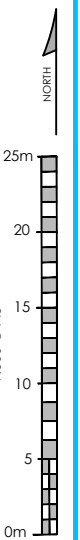


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DRAWING NUMBER  
EP 220727 01

REV  
D

Issued for design intent only.  
All areas and dimensions are  
subject to detail design + survey.



# House

AUTHOR **City of Albany**PLACE NUMBER **15491**

## LOCATION

178 Grey St Albany

## LOCATION DETAILS

Lot 50 on DP 68757

## OTHER NAME(S)

Catling's

Mrs Hardie's Flats

LOCAL GOVERNMENT	Albany	REGION	Great Southern
CONSTRUCTION DATE			
DEMOLITION YEAR	N/A		

## Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS
Heritage List	Adopted	27 Oct 2020	

## Heritage Council Decisions and Deliberations

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

## Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT CATEGORY
Municipal Inventory	Adopted	30 Jun 2001	Category C
Local Heritage Survey	Adopted	27 Oct 2020	Considerable

## Statement of Significance

The place at 178 Grey Street has cultural heritage significance for the following reasons: The place is associated with the Ingoldby and the Hardie families, early/well-known settlers and long-term residents of Albany. The place is a fine and well-executed example of the Federation Queen Anne in its detailing that has maintained a moderate level of authenticity. The place reflects the typical dwelling of a rising middle class that emerged from the commercial and service industries that developed around Albany in the latter part of the 19th century and into the early 20th century particularly when Albany was the main port for Western Australia. The place is significant as one of the houses/buildings in Grey St (West) that have heritage value both individually and as part of a group – including nos. 148, 153, 160, 170, 172, 176, 178, 183, 184, 194, 198, 206, 208.

### Physical Description

Some of the notable features of this place include: • Elevated position – high streetscape value • Exposed brick construction • Corrugated iron roof with two chimneys • Projecting wing with simple timber flying gable and finial • Two prominent windows in gable wall • Verandah on two sides of the house • Timber verandah posts, decorative frieze and balustrade Some obvious modifications include: • Additional structure, built in the same brick, but not in keeping with the style of the house • Decorative timber finishes appear to be new • Timber clad extension to rear • Flat development at rear of Lot (View Street)

### History

The place at 178 Grey Street was located on original Town Lot 267. The Rate Book entry for 1890 shows it was owned by William Grills Knight, shipping agent. Knight, who was also a long-serving councillor and Mayor of Albany from 1886 to 1888, also owned Lots 264-268 and there were no other houses at this time except for on Lot 264 which was his residence "The Rocks". Knight passed away in 1903 and his wife in 1904, and in 1910 the Rate Book entry shows the new owner of Lot 267 as J F Ingoldby who was also listed as tenant of the house. This was Frederick John Ingoldby who was well-known resident doctor in Albany and medical officer with the AFI, serving in the Boer War. Ingoldby and his wife May Willoxen (Annie) were married in 1886 and they lived their whole married life in Albany. Ingoldby built several houses in Albany including this residence at 178 Grey Street, Hamurana at 89 Middleton Road, and 22 Stirling Tce (fmr Brunswick Rd). The residence was sometimes referred to as Catling's after the Catling family who lived there between c1910 and 1927. Arthur Catling came to Albany in 1900 having purchased the Albany Advertiser and also served as a councillor of the Albany Town Council, and his wife was connected to the Jefferis family – W. Harry Jefferis being a well-known local architect. After Arthur retired in 1927, he and his wife and son left Albany to take on a farm just near Katanning, but still returned to Albany for their holidays. The next owner was Alexander Edward (Ted) Hardie. Alexander and his brothers were well-known pastoralists, and Alexander was involved with several stations in the north at Port Hedland and Onslow and later also ventured into farming in the Wheatbelt and Great Southern. Alexander was married to Ethel Constance Gill in Narrogin on 15th February 1915. They had two sons Byron and Robert and a daughter Ronda. They lived on their farm "Denabling" in Narrogin, but left the district in 1926 to travel east as Ethel was starting to suffer poor health. After their return to Western Australia, Ethel died in 1927. Although he still had the farm at Narrogin, Alexander had developed an interest in Albany and moved there after his wife died, living at Grey Street. In late 1927, there were advertisements in the local paper wanting general help and to apply to Miss Bird c/- A. E. Hardie, Grey Street Albany. Miss Bird was Myrtle Esther Bird who was the daughter of William Bird (originally from Bairnsdale Victoria) and the Bird family had also lived in Narrogin at the same time as the Hardies. By 1928, Alexander Hardie purchased several properties. One was this house – of which the address at the time was 37 Grey Street (and later again changed to 132 Grey Street) - and several lots of acreage outside of Albany (being Plantagenet Locs 43, 371 and 1196) on Tourist Road (in the Marks and Gilbert estates) and one of the properties he built a homestead and named it "Yorrelup". In 1928, Alexander was advertising a tender for contractors for additions to the Grey Street residence. The architect was W. Harry Jefferis. In 1930 Alexander married Myrtle Bird in Orbost, Victoria. They had a son and a daughter, Peter and June, and lived together at Grey Street. As well as the farms at Albany, Alexander also continued to maintain the stations up North and the farm at Narrogin, and the family would often visit and stay at these properties. In the 1934, Mrs Hardie advertised a tender for contractors to erect jarrah frame residential flats. The flats were at the rear of Lot 267 with frontage to View Street. The flats were also designed by Jefferis. The flats, commonly referred to as Mrs Hardie's Flats, were rented out and provided additional income to the family. In September 1952, Alexander fell ill at "Yorrelup" farm where he was living at the time and was taken to hospital but died. His

family were living in Perth at the time. In January 1953, "Yorrelup" was sold. The place at 178 Grey Street remained with the Hardie family although Myrtle, Peter and June moved to Perth with Myrtle buying a house in Claremont and renting Grey Street. After Myrtle's death in 1986 Grey Street was passed to her son Peter who had come back to live in Albany. The main residence, which comprises two dwellings units (178 & 180) is still owned and tenanted by Peter Hardie in 2020.

**Integrity/Authenticity**

Integrity: High/Moderate Authenticity: Moderate

**Condition**

Good

**References**

REF ID NO	REF NAME	REF SOURCE	REF DATE
	Heritage TODAY Site visit and Assessment		1999

**Creation Date** 17 Mar 2000

**Last Update** 11 Jan 2022 **Publish place record online (inHerit):** Approved

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