

FOR SALE



Offers Above \$725,000

73 ELIZABETH STREET, LOWER KING



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

COUNTRY FEEL NEAR THE COAST

- Spacious home, idyllic 4078sqm block, packed with features
- 700m from shore of Oyster Harbour, boat ramp
- Open family/dining area, amazing patio with pizza oven
- Private master suite with sitting room, lovely outlook
- Double carport, two-bay powered shed, rainwater tanks

Merrifield
REAL ESTATE

Tommie Watts

0476 514 921

0898414022

tommie@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

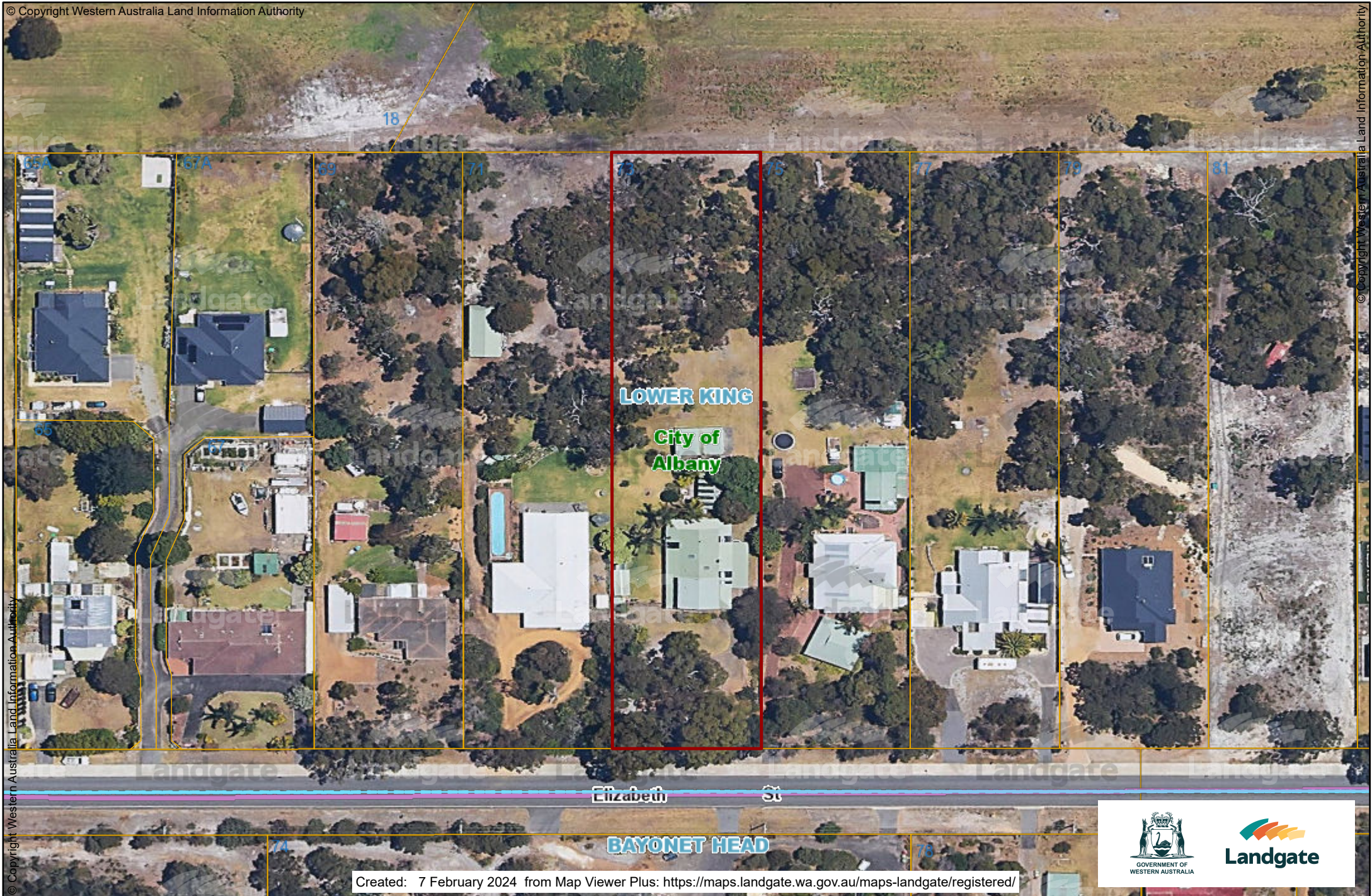
73 ELIZABETH STREET, LOWER KING



Specification

Asking Price	Offers Above \$725,000	Land Size	4078.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	R5/20
Parking	2	School Zone	Flinders Park P.S & A.S.H.S.
Sheds	2 bay powered shed	Sewer	Septic
HWS	Electric HWS	Water	Available
Solar	N/A	Internet Connection	Available
Council Rates	\$2,554.68	Building Construction	Brick Cladding & Colorbond
Water Rates	\$275.72	Insulation	Not Specified
Strata Levies	N/A	Built/Builder	1980 Young Builders
Weekly Rent	\$600 - \$650 per week	BAL Assessment	N/A





Created: 7 February 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1213

186

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 85 ON PLAN 6201

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

OLIVER ELIO GALANTE
GLENDA JOAN GALANTE
BOTH OF 73 ELIZABETH STREET, LOWER KING, ALBANY
AS JOINT TENANTS

(T B695106) REGISTERED 11/4/1979

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

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

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

STATEMENTS:

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

SKETCH OF LAND: 1213-186 (85/P6201)
PREVIOUS TITLE: 1127-453
PROPERTY STREET ADDRESS: 73 ELIZABETH ST, LOWER KING.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

24207/58

Transfer 5938/1958

From Vol. Fol.
1127 453

WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1213 Fol. N^o 186

INDEXED. M.R.

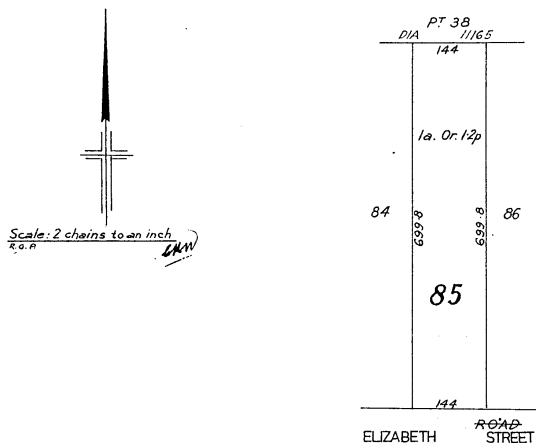
Certificate of Title

CT 1213 0186 F



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

Roy John McCarthy of 111 Albany Highway, Albany, Business Manager, 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 one acre one and two-tenths perches or thereabouts, being portion of Plantagenet Location 7 and being Lot 85 on Plan 6201.



Dated the twenty-third day of April One thousand nine hundred and fifty-eight.

Jul Bloet
Registrar of Titles.
Transfer B270191 to Stephen John McLean, of 181 Grey Street West, Albany, Welder.
Registered 30th December 1976 at 12.13 oc.



Transfer B695106 to Oliver Elia Galante, School Teacher and Glenda Joan Galante, School Teacher both of 3 South Coast Highway, Albany as joint tenants. Registered 11th April 1979 at 2.34 oc.



The correct address of the registered proprietors is now 73 Elizabeth Street, Lower King, Albany. By E343911. Dated 23rd April 1990 at 8.04 hrs.

3330/9/87-24,492-11/6
MS

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage B695107 to The W.A. Teachers' Credit Society Limited.
Registered 11th April 1979 at 2.34 o'clock.

DISCHARGED

Discharge C23922 of Mortgage B695107. Registered 11th November, 1980 at 9.15 o'clock.

Mortgage C23923 to The Commissioners of the Rural and Industries Bank of Western Australia. Registered 11th November, 1980 at 9.15 o'clock.

DISCHARGED

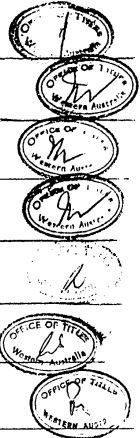
Mortgage C23924 to The W.A. Teachers' Credit Society Limited. Registered 11th November, 1980 at 9.15 o'clock.

Discharge C702621 of Mortgage C23924. Registered 2nd February 1984 at 2.12 o'clock.

Dup C/T not produced. (Since produced)

Discharge C971594 of Mortgage C23923. Registered 6th March, 1985 at 9.04 o'clock.

Mortgage E343911 to The Rural & Industries Bank of Western Australia. Registered 23rd April 1990 at 8.04 hrs.



CT 1213 0186 B



CERTIFICATE OF TITLE

Vol. 1213

Fol. 186

Superseded - Copy for Sketch Only

Plan 6201

Lot	Certificate of Title	Lot Status	Part Lot
77	1339/758	Registered	
78	1339/759	Registered	
79	1339/760	Registered	
80	1296/853	Registered	
81	1296/852 (Cancelled)	Retired	
82	1440/729 (Cancelled)	Retired	
83	1135/26	Registered	
84	1135/27	Registered	
85	1213/186	Registered	
86	1821/493	Registered	
87	1141/669	Registered	
88	1171/751	Registered	
89	1171/752	Registered	
90	1167/589 (Cancelled)	Registered	
90	2979/145	Registered	
91	2979/146	Registered	
91	1167/589 (Cancelled)	Registered	

PLAN 6201

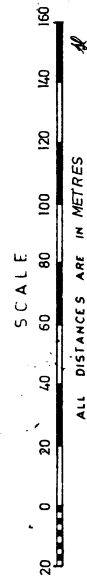
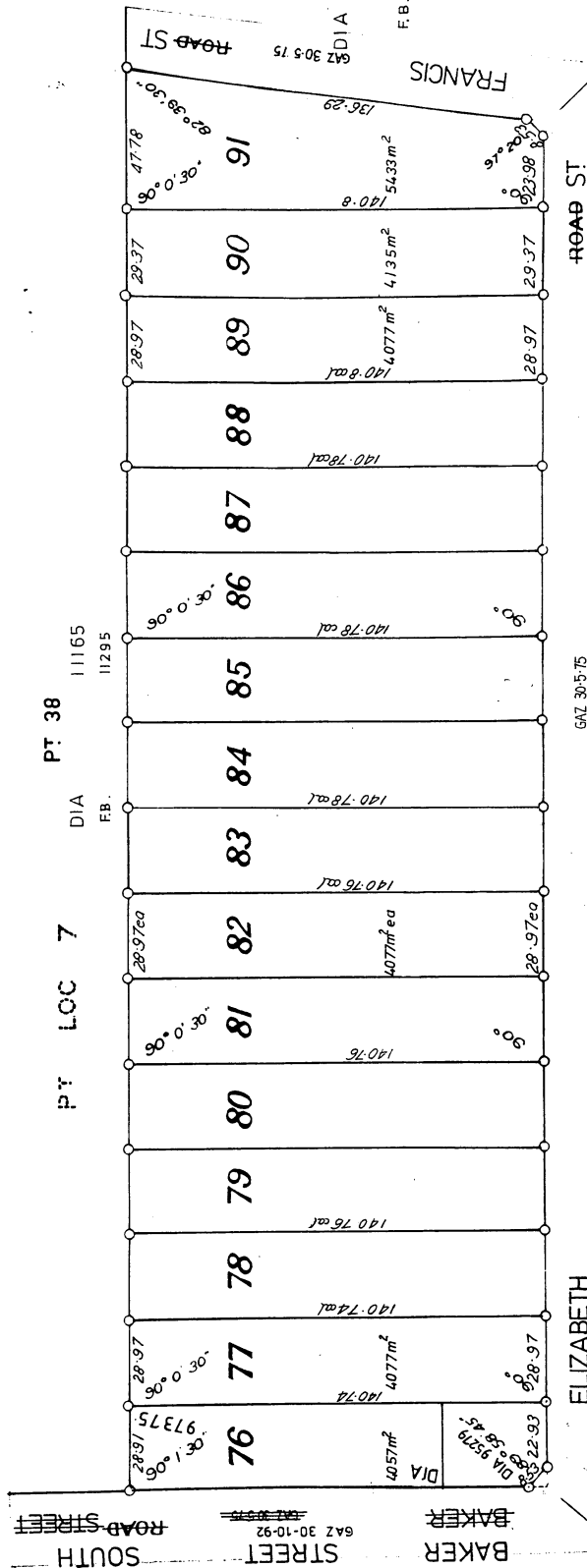
LOT 75 OF PLANTAGENET LOC. 7.

F.B. 13470
DIA 15174
INDEX PLAN CORIMUP 2000 14-11
C.T. 1127-453

P 006201 F 01

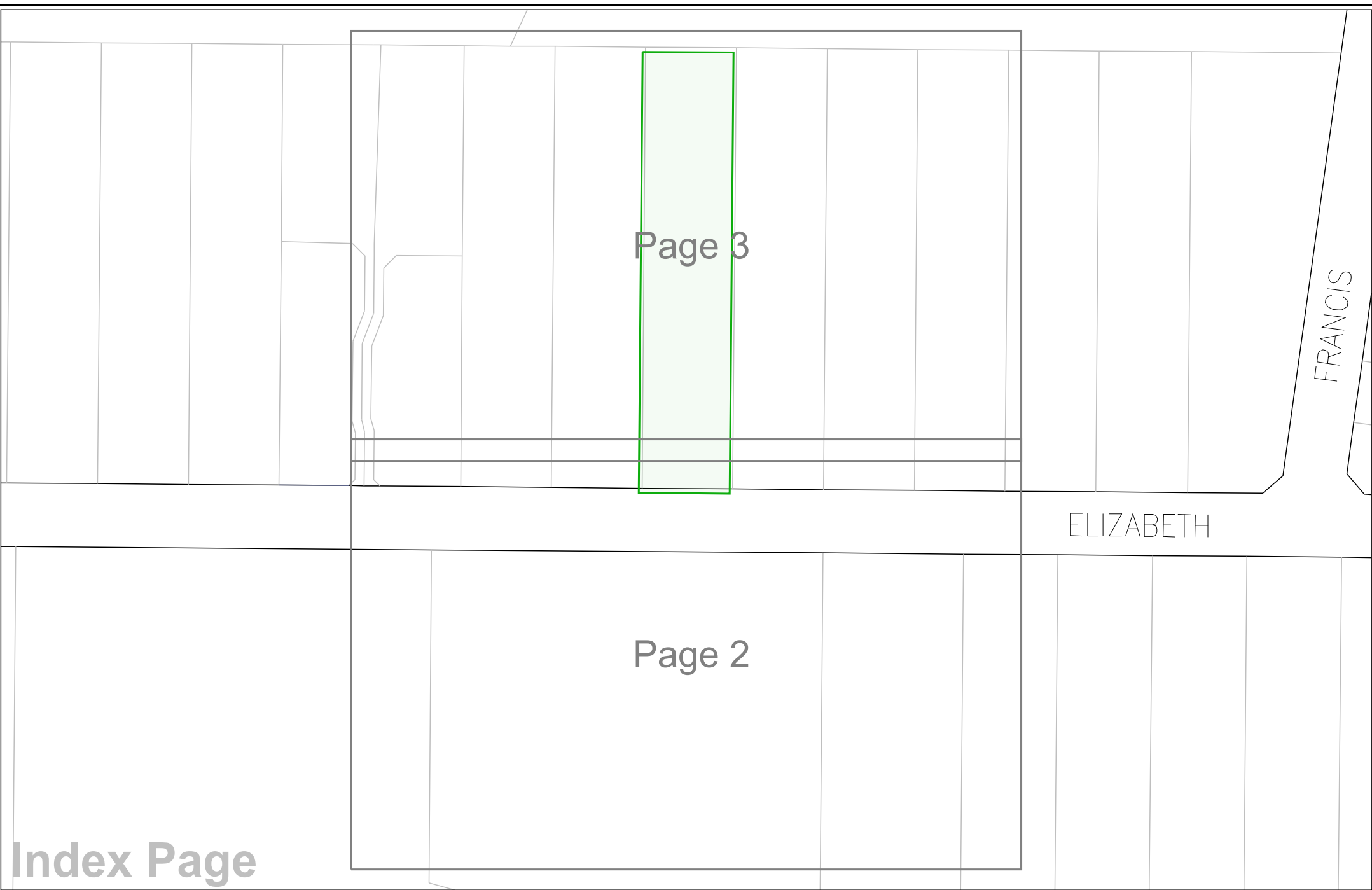


APPROVED
1.3.51



PLAN 6201

ENLARGEMENT
NOT TO SCALE



Index Page



Scale: 1:1536
Sequence No: 235117519
Print Date: 07/02/2024

Page: 1 of 3



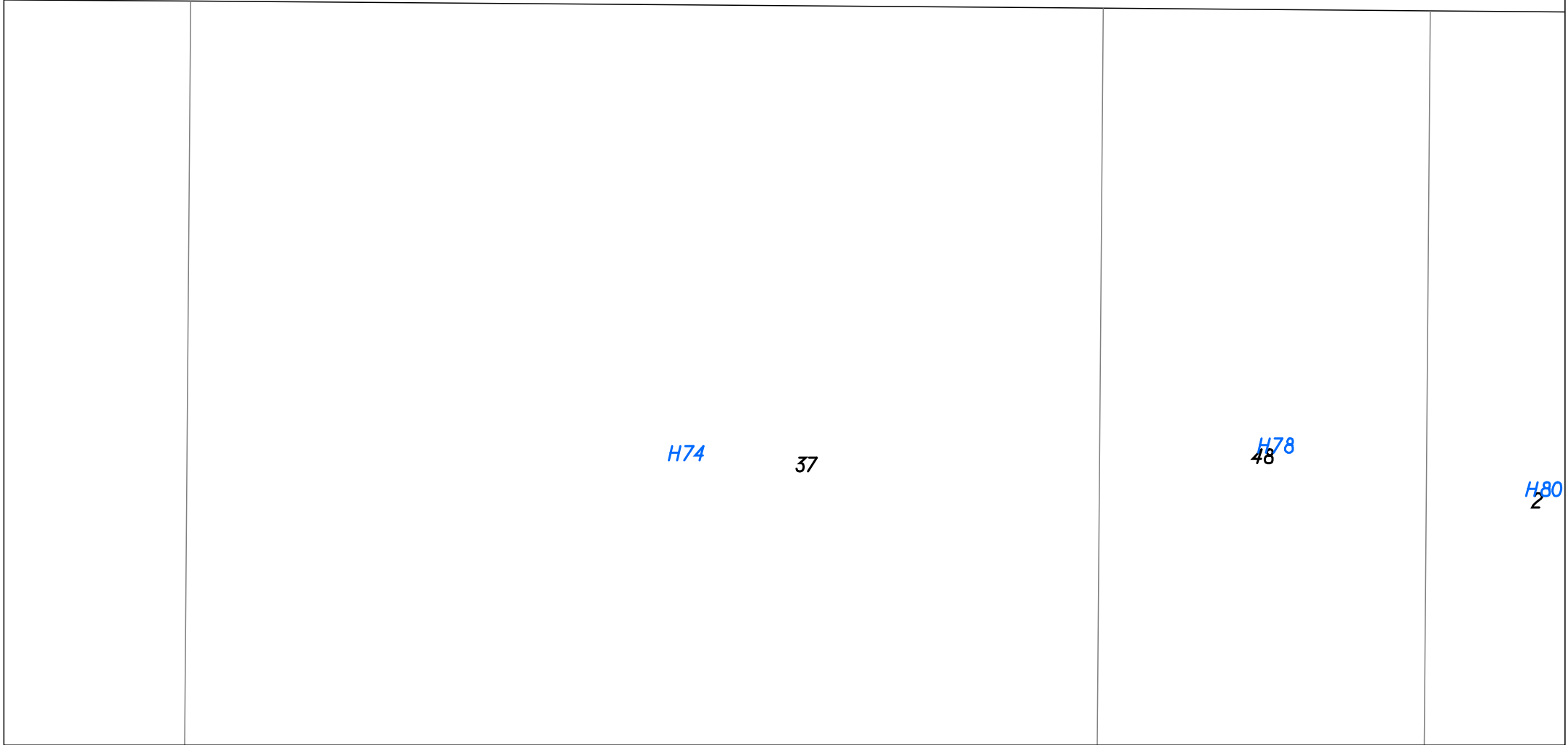
WARNING - CRITICAL PIPELINE
Refer to Information Brochure Damage Prevention and Legend for details

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 asset.registration@watercorporation.com.au.

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250P-12

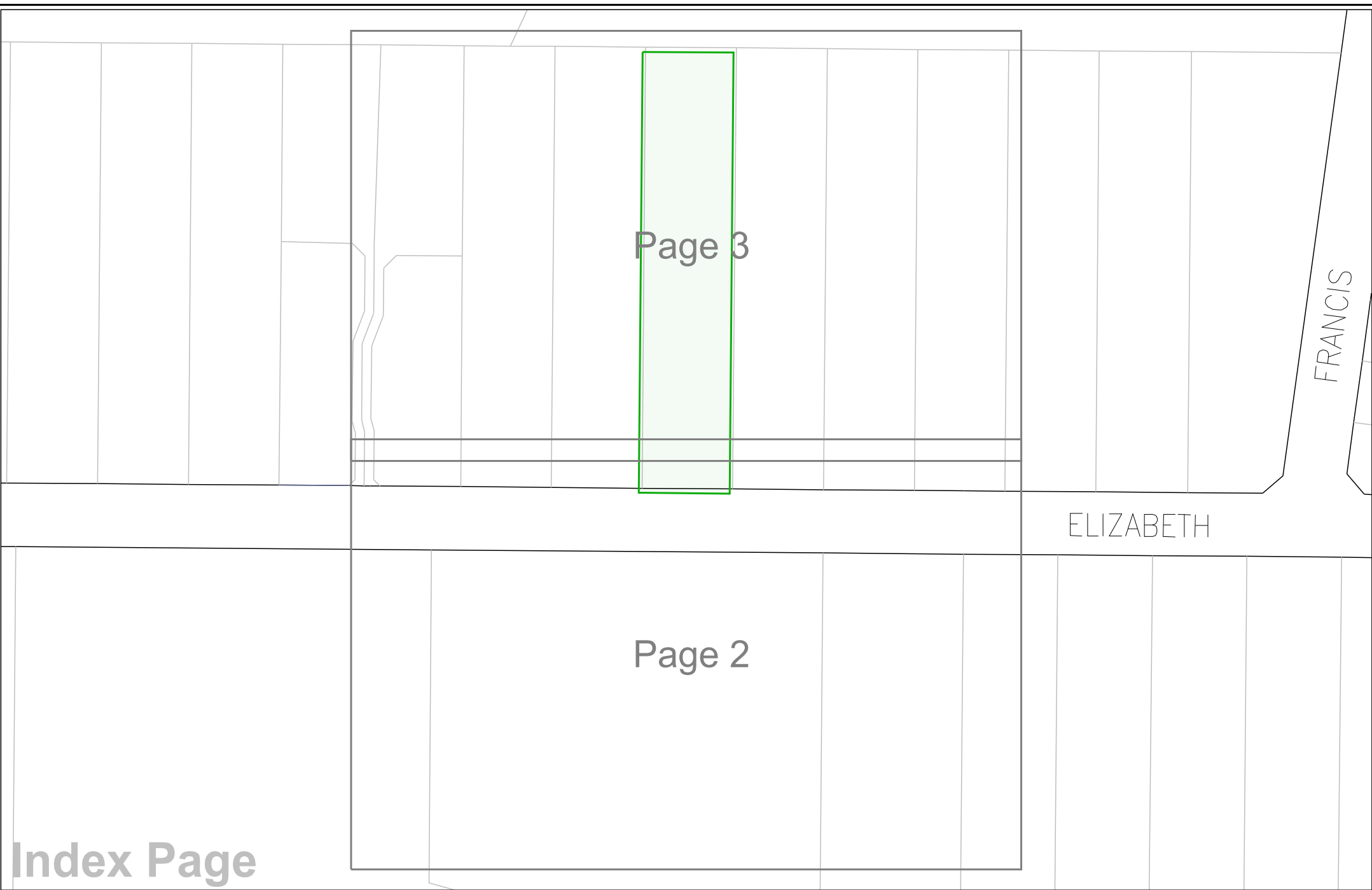
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WARNING - CRITICAL PIPELINE
Refer to Information Brochure Damage Prevention and Legend for details

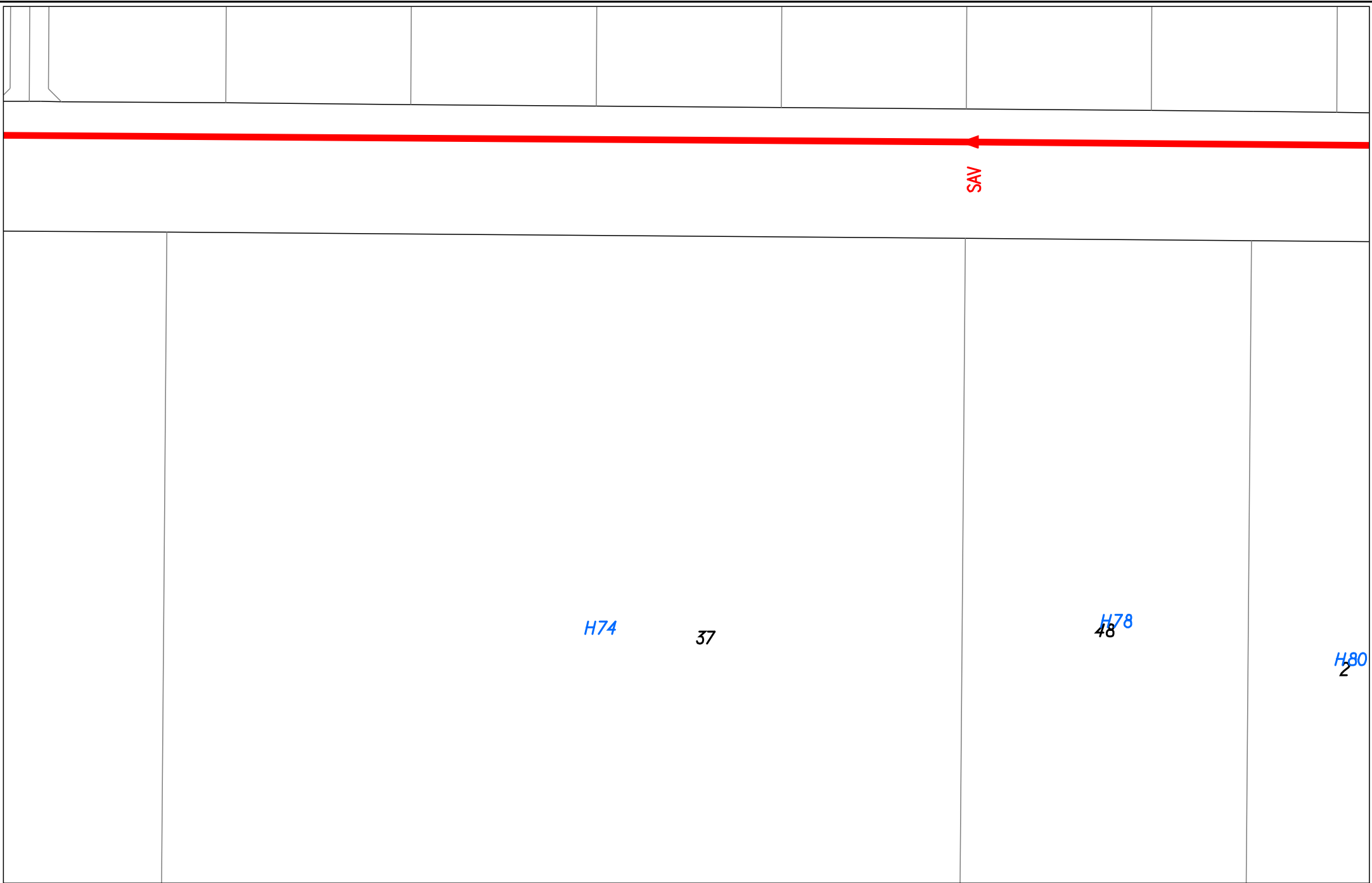
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WARNING - CRITICAL PIPELINE
Refer to Information Brochure Damage Prevention and Legend for details

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Plan Legend (summary)



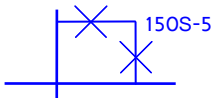
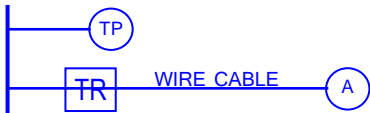





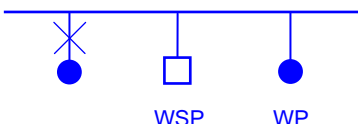
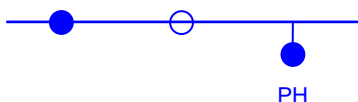
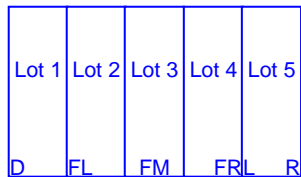


INFORMATION BROCHURE

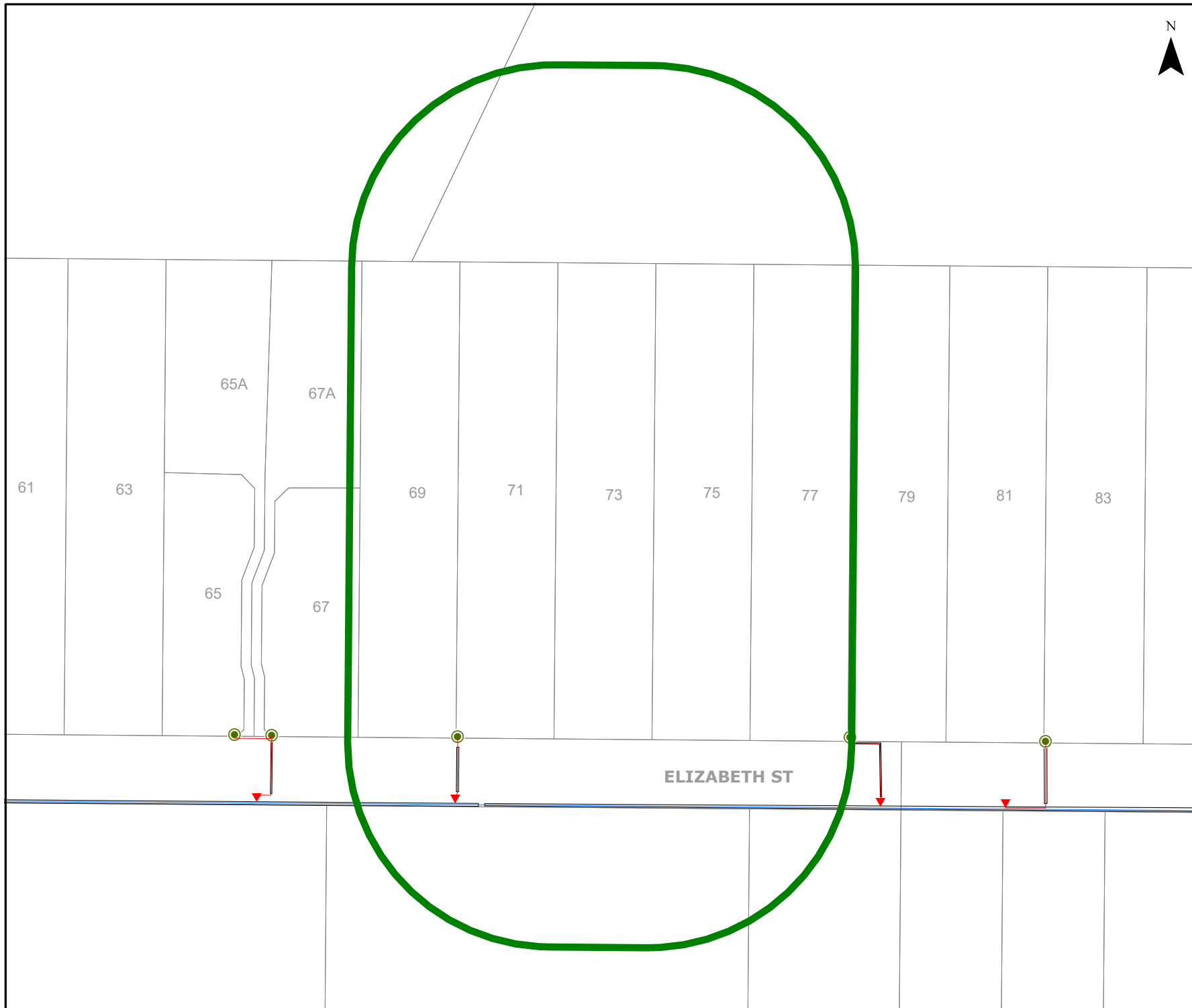


This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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.	



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)

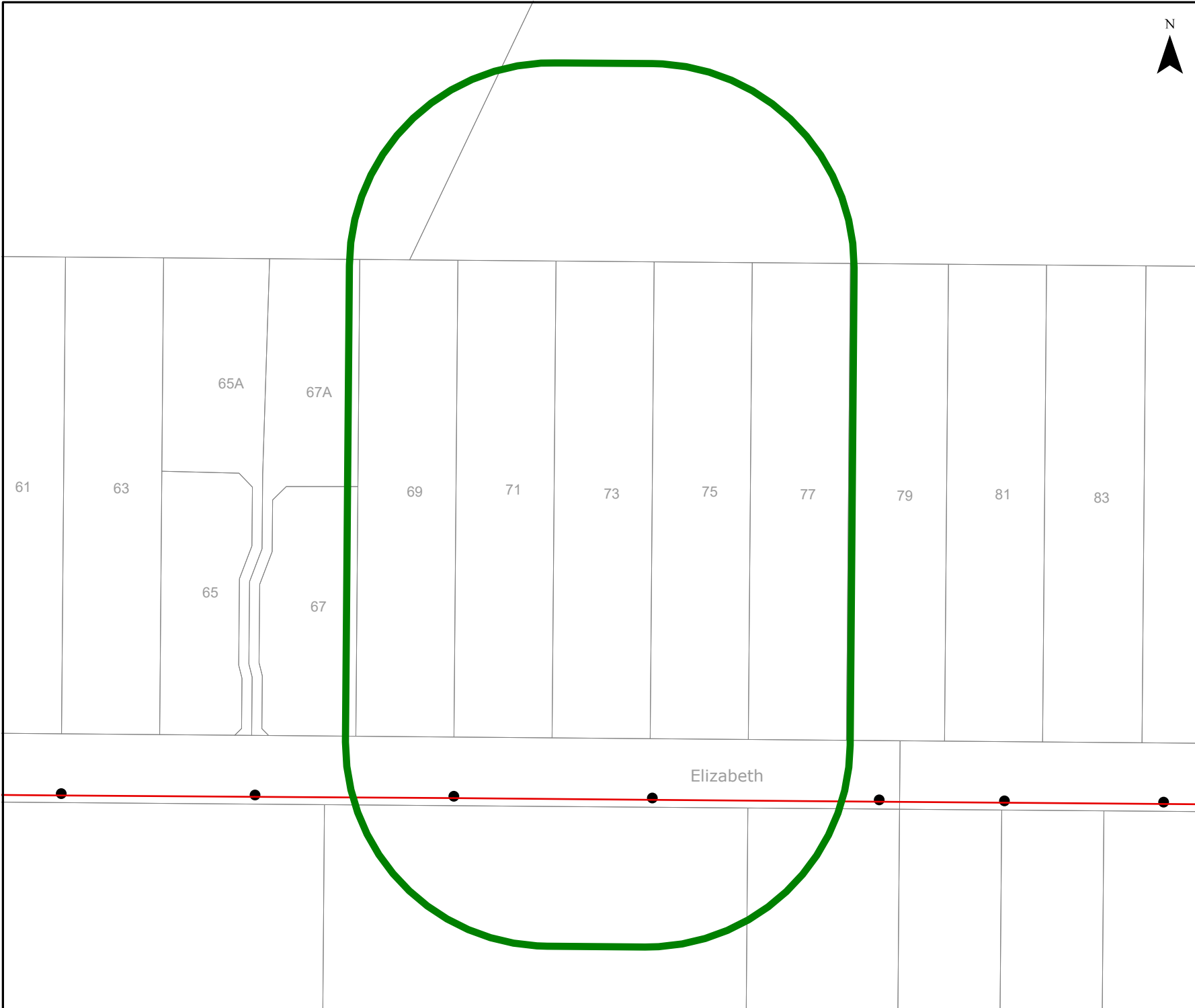
**This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.**

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

**Information valid for 30 days
from date of issue**

A4	Scale : 1:1500
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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)

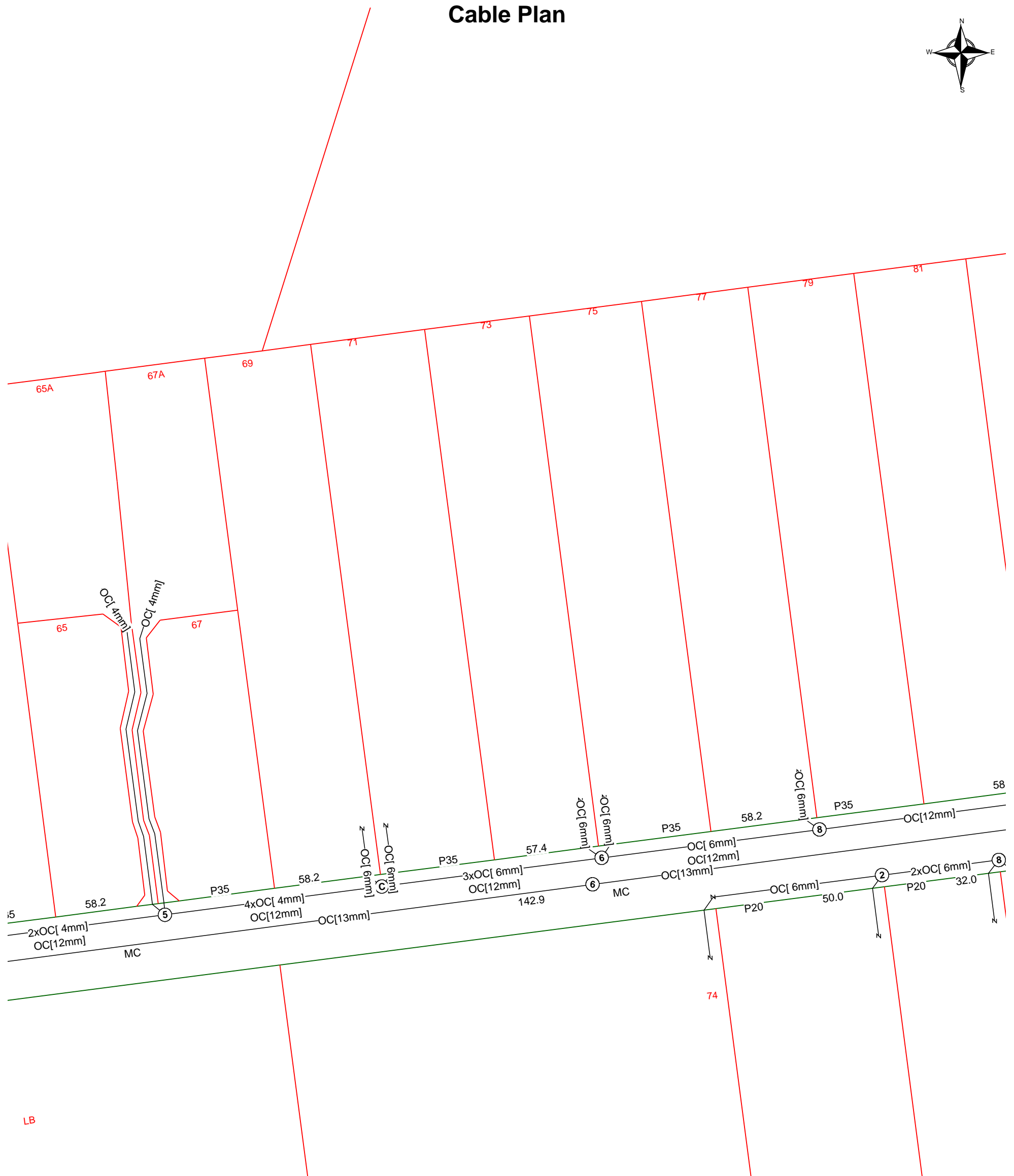
This map is INDICATIVE ONLY.
Check that you have enough
clearance from the DANGER ZONES
near overhead powerlines.

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

Information valid for 30 days
from date of issue

A4 | Scale : 1:1500

WARNING! Look out for
overhead power lines



TELSTRA LIMITED A.C.N. 086 174 781

Sequence Number: 235117517

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.

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

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.

As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level 2. 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.

840/204
5000.01 04

3001:DL-DG/1-12 12F/- SMOF FNPEHJ/STD
3001:AG-DL/1-12 12F/- SMOF FNPEHJ/STD
4xOC (AA)

3001:AG-DL/1-12 12F/- SMOF FNPEHJ/STD (AA) OC[13mm]

CITY

20

164.5

142.9

142.9

3001:AC 5xOC

6

AA

AA

AA

P100

P100

SMOF FNPEHJ/STD (AA)



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 07/02/2024 18:43:39

Page 2 of 2



OPENING ELECTRONIC MAP ATTACHMENTS -

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



DWF Map Files (all sizes over A3)

Autodesk Viewer (Internet Browser) (<https://viewer.autodesk.com/>) best option for IOS & Android

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



PDF Map Files (max size A3)

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



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY Report online:

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

Ph: **13 22 03**

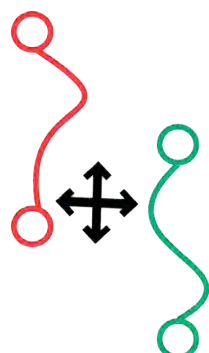
If you receive a message asking for a phone or account number say:

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



Telstra New Connections / Disconnections

13 22 00



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

NetworkIntegrity@team.telstra.com

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

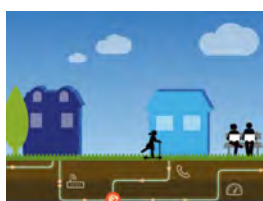


DBYDCertification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

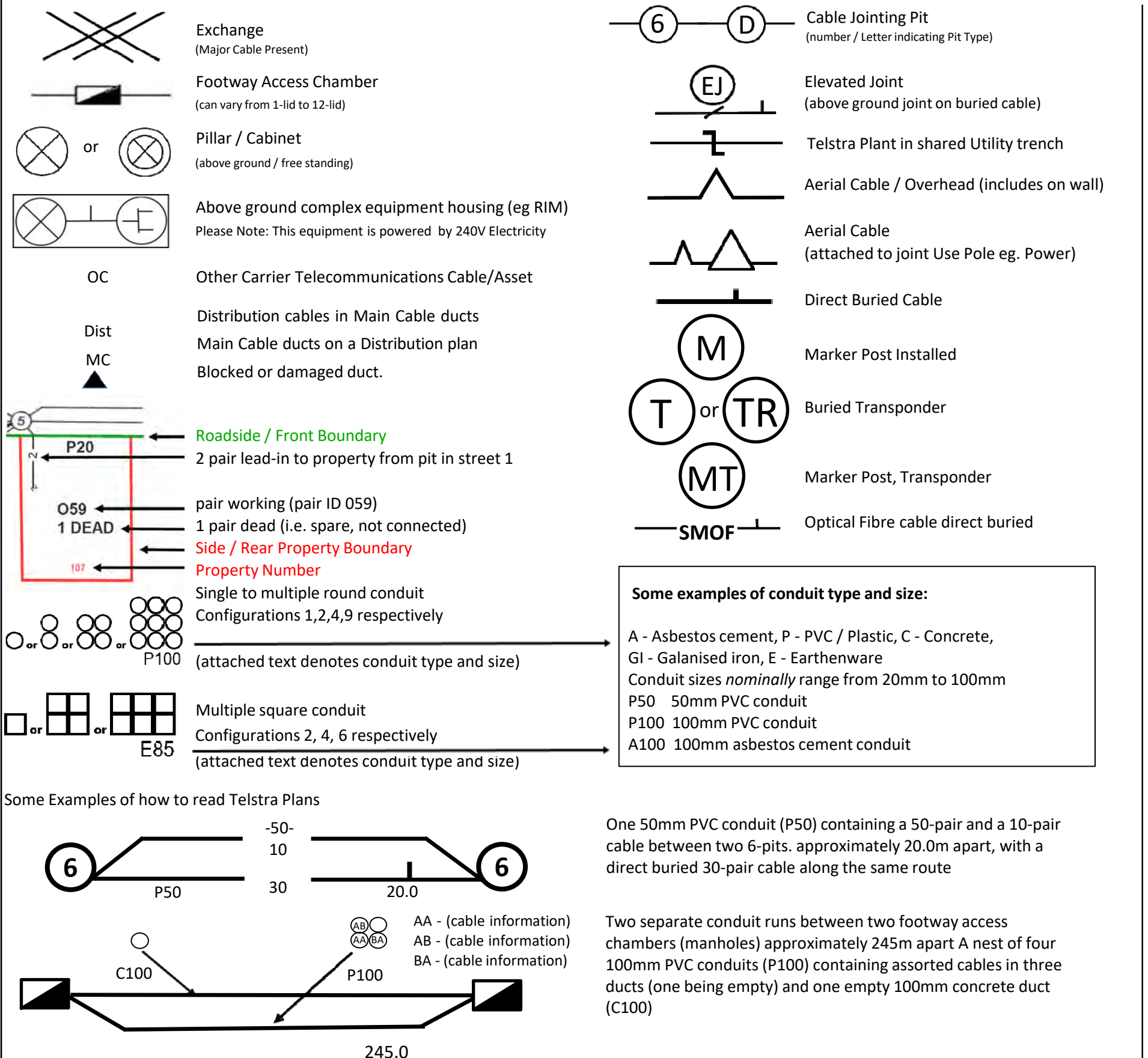
Information for new developments (developers, builders, homeowners)

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

LEGEND




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

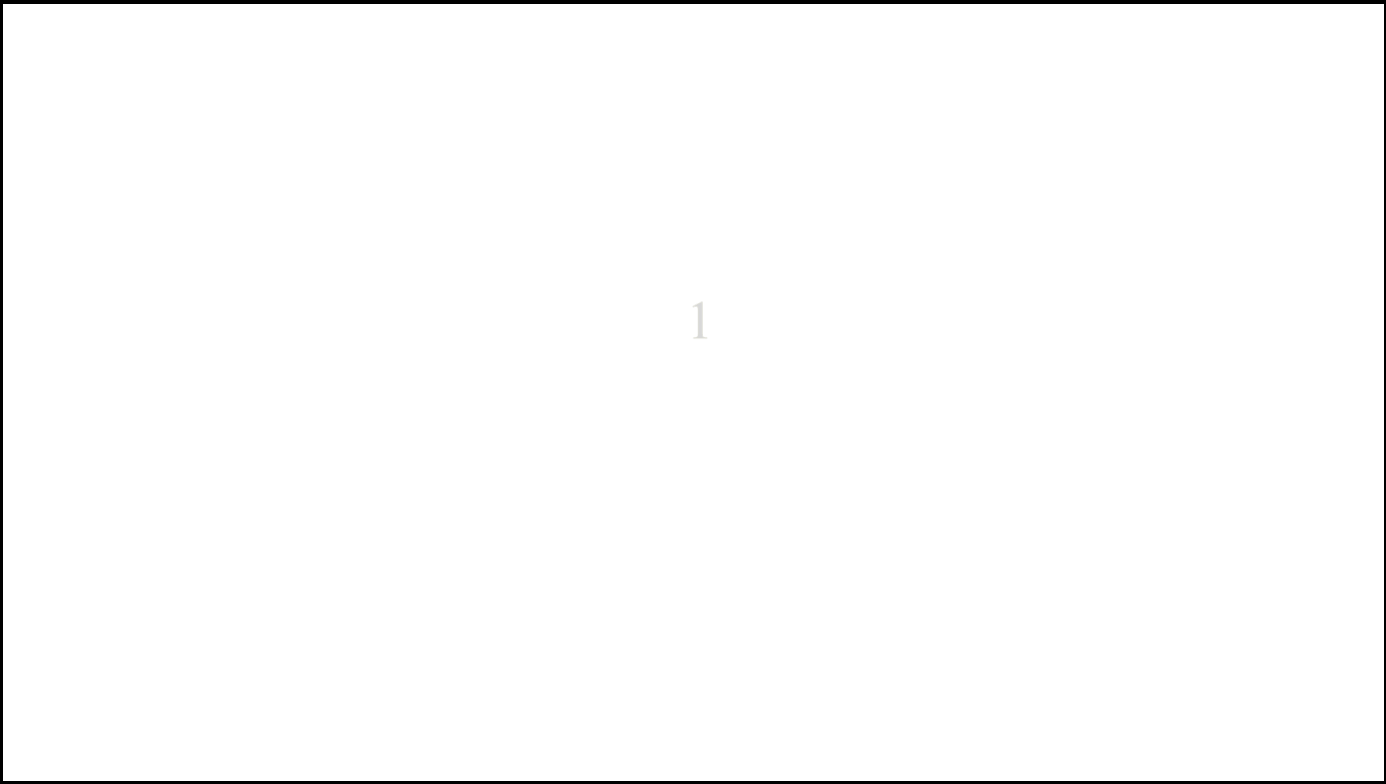


WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 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: Shalea Wray
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

Dial before you dig Job #:	35989603	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	235117518	
Issue Date:	07/02/2024	
Location:	73 Elizabeth St , Lower King , WA , 6330	

Indicative Plans

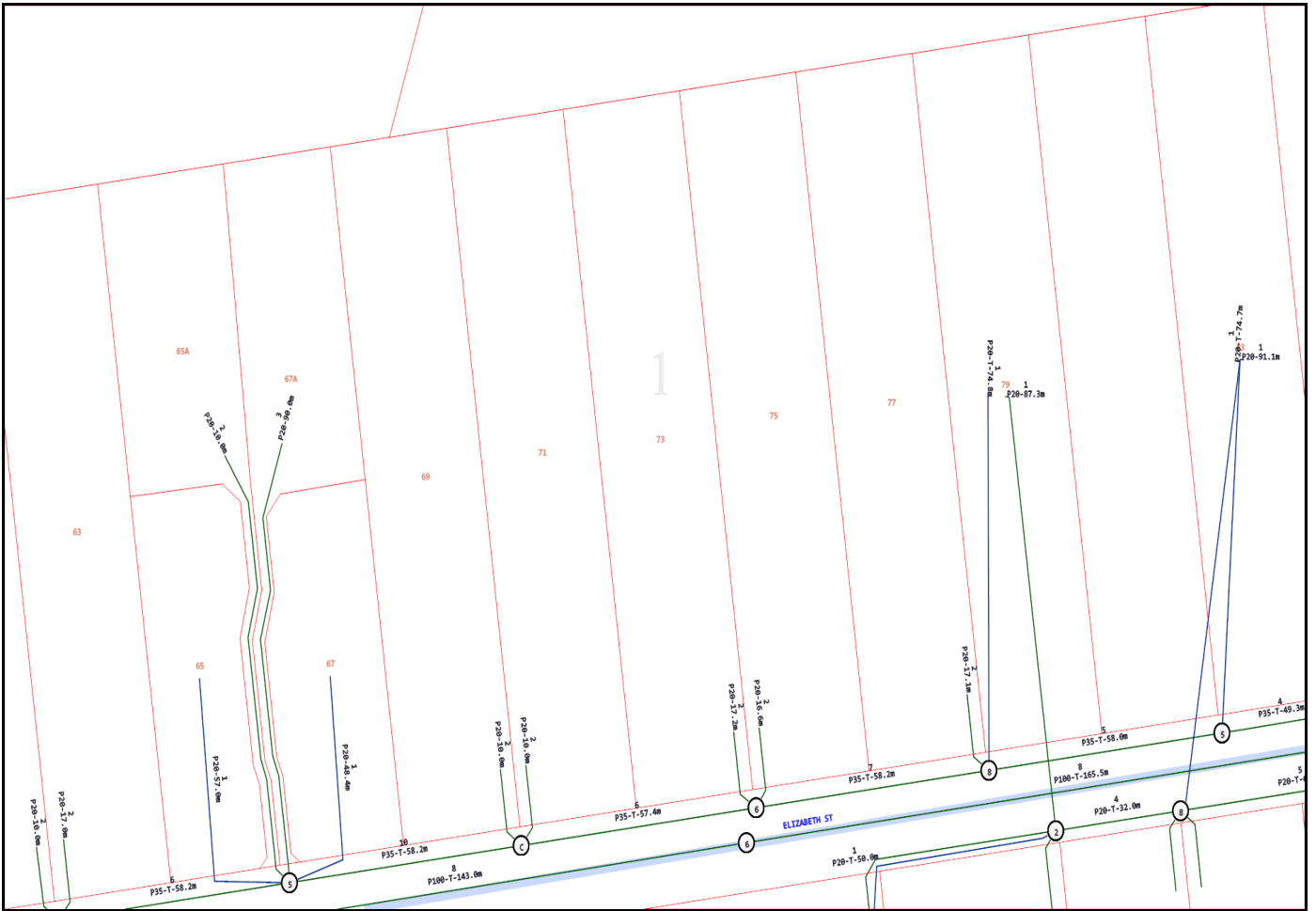




LEGEND



	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 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.

15/02/2024

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 – 73 ELIZABETH STREET, LOWER KING

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 **\$600.00 - \$650.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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 read 'Donna', with a stylized flourish at the end.

Donna Roberts

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.