

FOR SALE



8 KARRAKATTA ROAD, GOODE BEACH



LIVE THE GOODE LIFE

- Wonderful views of King George Sound, hinterland and islands
- A choice of beautiful swimming beaches in close proximity
- Enjoy snorkeling, diving, boating, fishing, nature walks & bird watching nearby
- Near north facing aspect, perfect for a passive solar construction
- Electricity, scheme water & telecommunications available
- Located approximately 22 km from CBD via sealed roads, no traffic lights

Land Size: 984.00 m2

Council Rates: \$1,383.00



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

8 KARRAKATTA ROAD, GOODE BEACH





WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1379

966

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 50 ON DIAGRAM 35874

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JENNIFER JEAN HALEY OF 66 TORRIDON LOOP WANNEROO WA 6065

(T Q048267) REGISTERED 1/7/2024

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: 1379-966 (50/D35874)
PREVIOUS TITLE: 1251-905
PROPERTY STREET ADDRESS: 8 KARRAKATTA RD, GOODE BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Application A833770

WESTERN

AUSTRALIA

Volume 1251 Folio 905



1379 966

CERTIFICATE OF TITLE

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

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

DATED 7th June, 1974

M. Edwards
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 2471 and being Lot 50 the subject of Diagram 35874, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

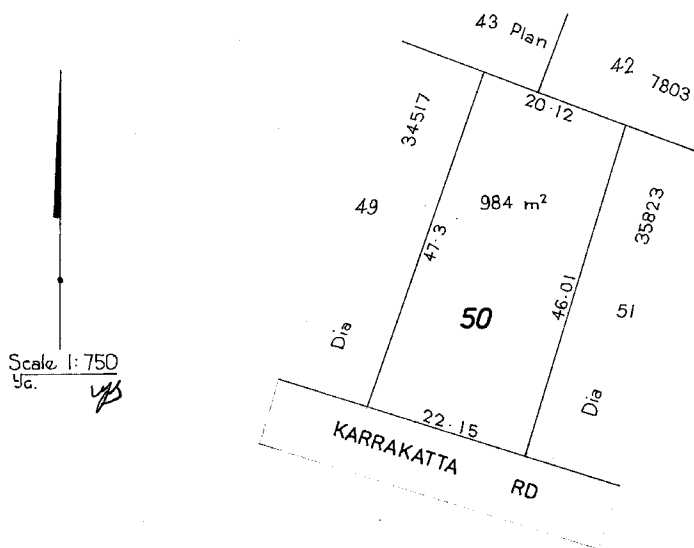
~~Jean Elizabeth Rodgers of 57 Vancouver Street, Albany, Married Woman, of two undivided sixth shares, Eva Merrifield of 1 Warburton Street, Albany, Married Woman, of two undivided sixth shares, Eric Allan Harley of Klem Road, Frenchman Bay, Surveyor, of one undivided sixth share and Winsome Harley of Klem Road, Frenchman Bay, Married Woman, of one undivided sixth share, as tenants in common~~

SECOND SCHEDULE (continued overleaf)

NIL

M. Edwards
REGISTRAR OF TITLES

THIRD SCHEDULE






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

30267/8/73-30M-G/SOL

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

FIRST SCHEDULE (continued)

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

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
<u>Jennifer Robin Campbell of Borden, Married Woman.</u>	Transfer	A833771	7.6.74	12.25		<i>MB</i>
<u>Jeanette Mary Johnson of Nandrup via Albany, Married Woman.</u>	Transfer	A833772	7.6.74	12.25		<i>MB</i>
<u>John Alexander Hemsley, Research Scientist and Dorothy Janice Hemsley, Registered Nurse, both of 48 Ramsdale Street, Doubleview, as joint tenants.</u>	Transfer	D193671	5.2.86	9.18		<i>B</i>

SECOND SCHEDULE (continued)

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

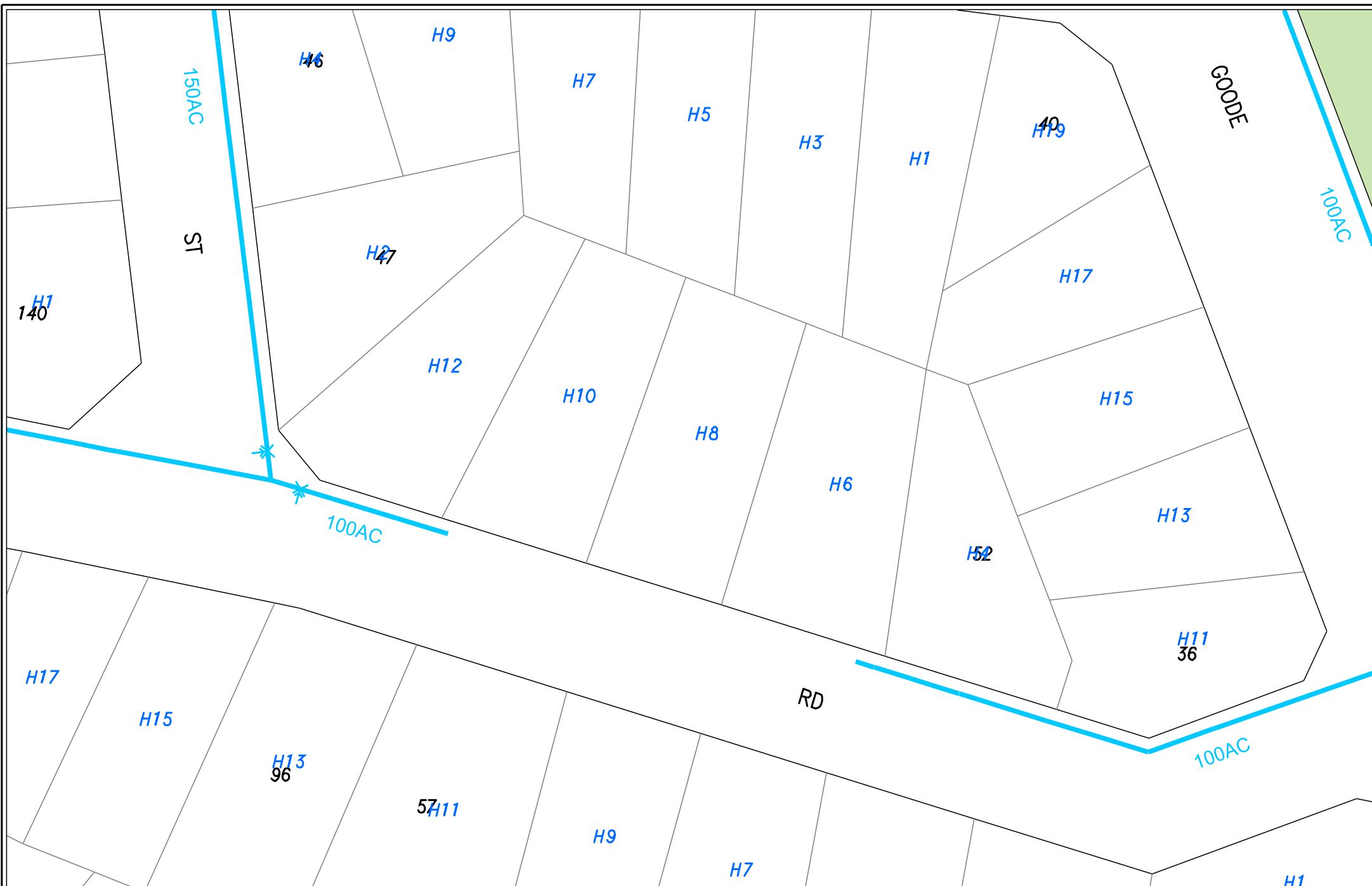
[illegible]

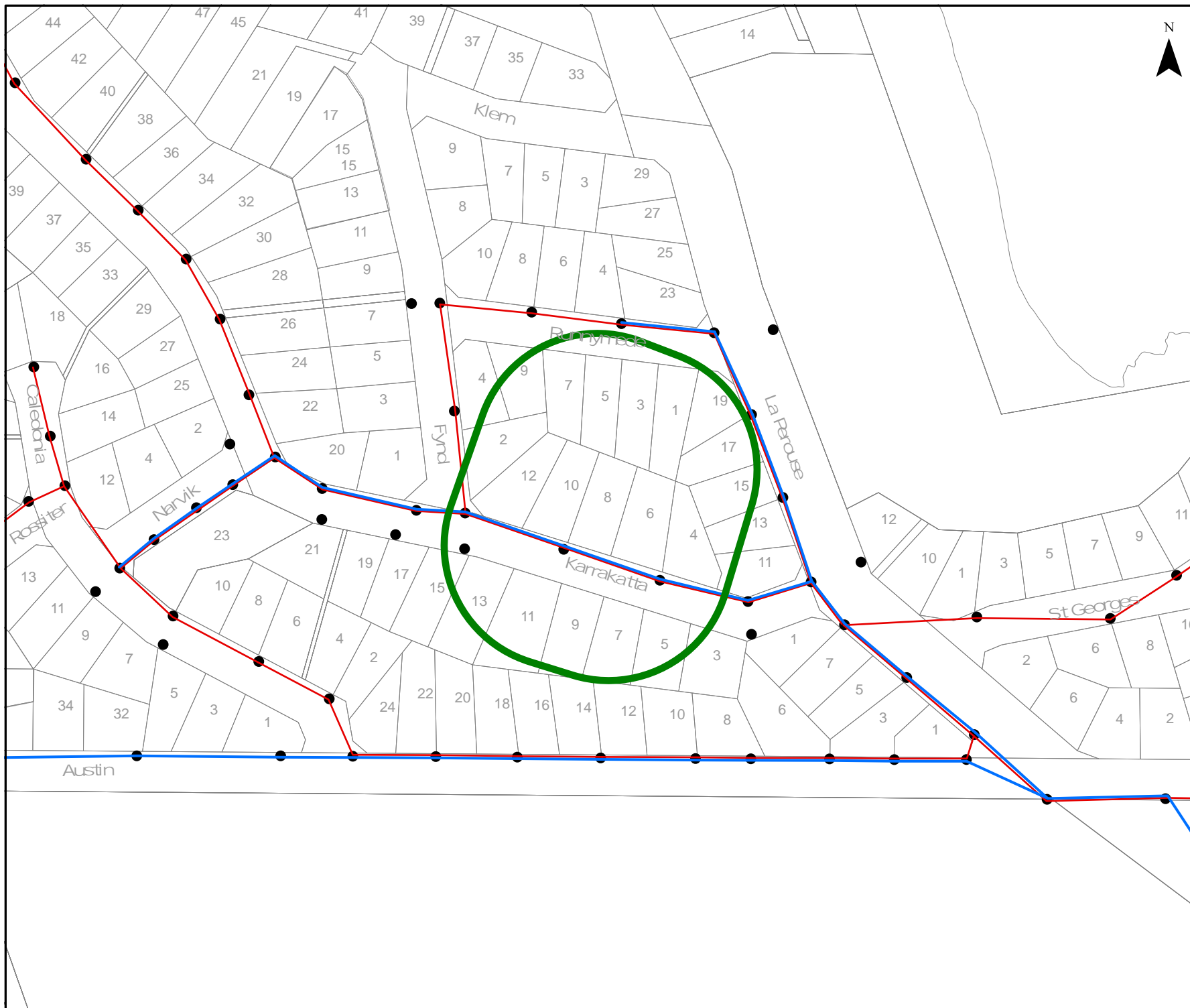
CERTIFICATE OF TITLE VOL.


1379 966

Diagram 35874

Lot	Certificate of Title	Lot Status	Part Lot
50	1379/966	Registered	







OVERHEAD LEGEND

Structures	
● Power Pole	■ Transmission Poles

Transmission Overhead Powerline	
Transmission (33kV - 330kV)	

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

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

Communications Assets	
Overhead Pilot Cable	

Feature	
Area of Interest	

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

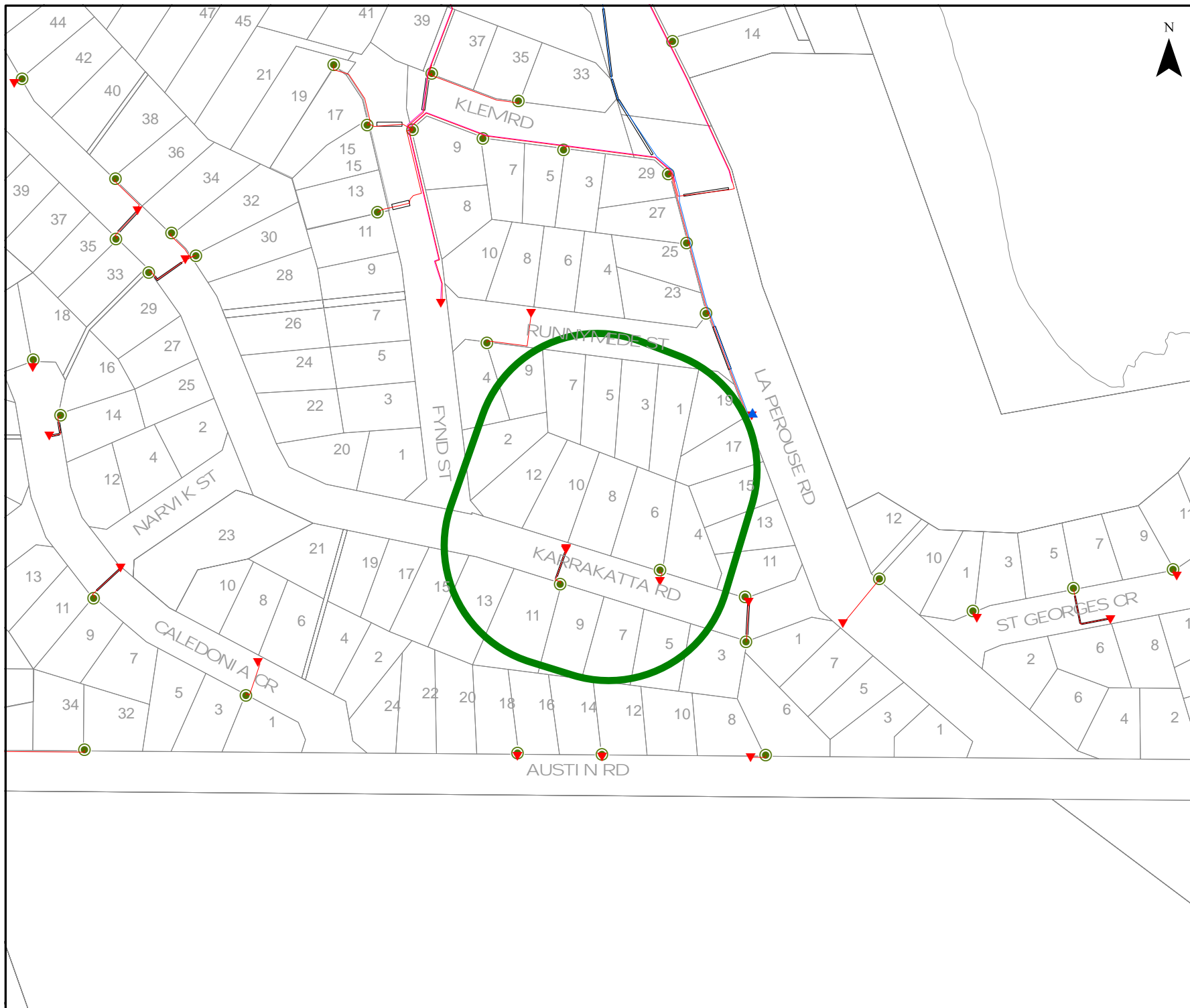
This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

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

Information valid for 30 days from date of issue

A4	Scale : 1:2500
----	----------------

WARNING! Look out for overhead power lines



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	HV Termination
Pillar	LV Termination
Transformer site	

State Underground Power Project	
CURRENT Work Area *	
COMPLETED Area *	

Feature	
Area of Interest	

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

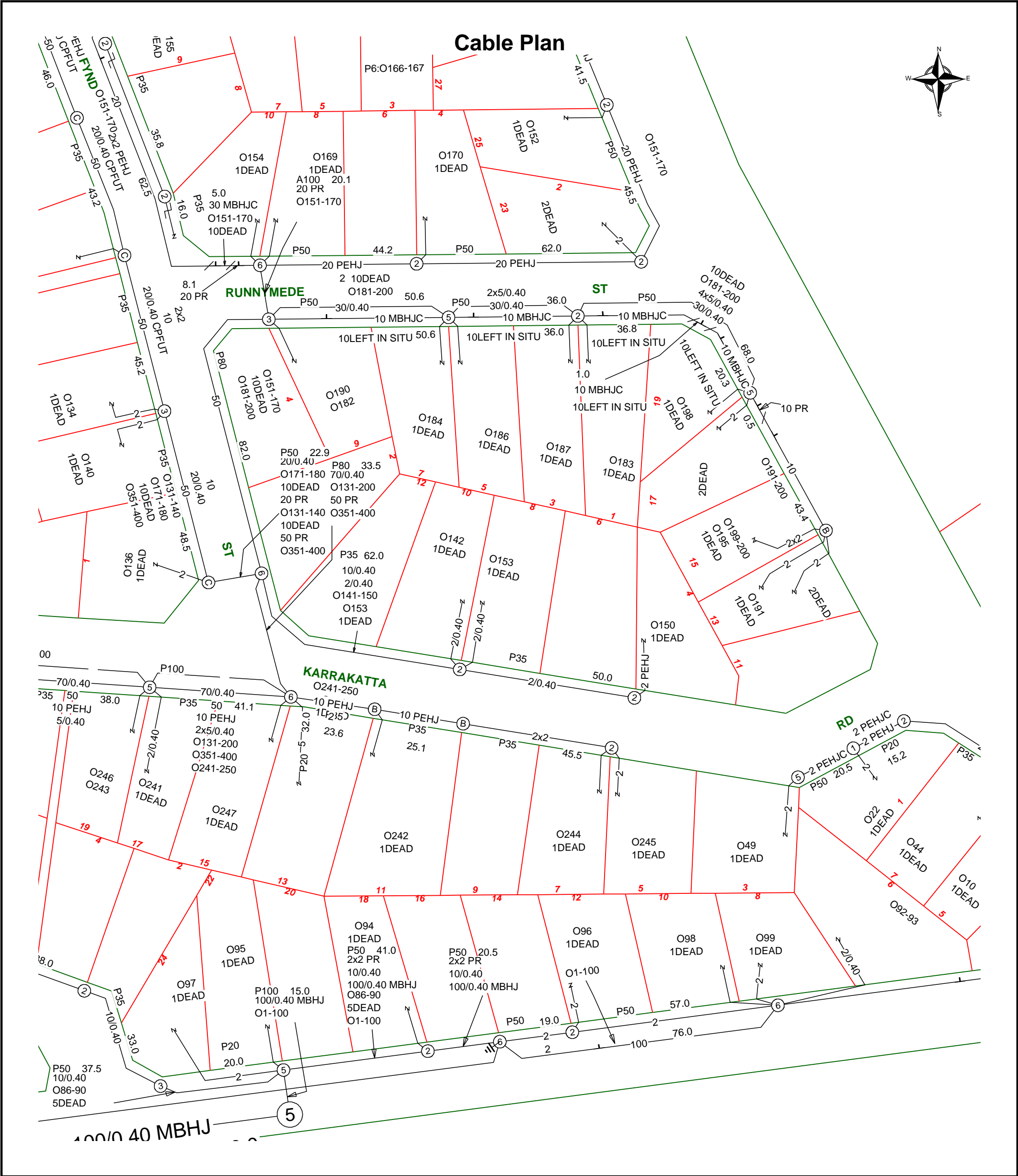
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.


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

Information valid for 30 days from date of issue

A4	Scale : 1:2500
----	----------------

WARNING! Look out for overhead power lines



	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: 235619246
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 19/02/2024 17:36:26	

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

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



OPENING ELECTRONIC MAP ATTACHMENTS -

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



PDF Map Files (max size A3)

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



DWF Map Files (all sizes over A3)

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

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



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

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

Ph: 13 22 03

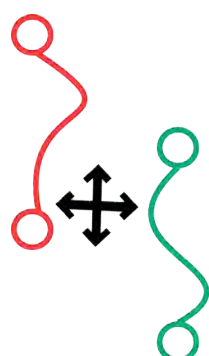
If you receive a message asking for a phone or account number say:

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



Telstra New Connections / Disconnections

13 22 00



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

NetworkIntegrity@team.telstra.com

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

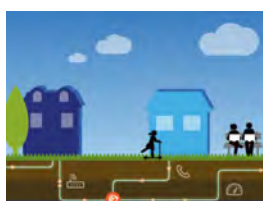


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

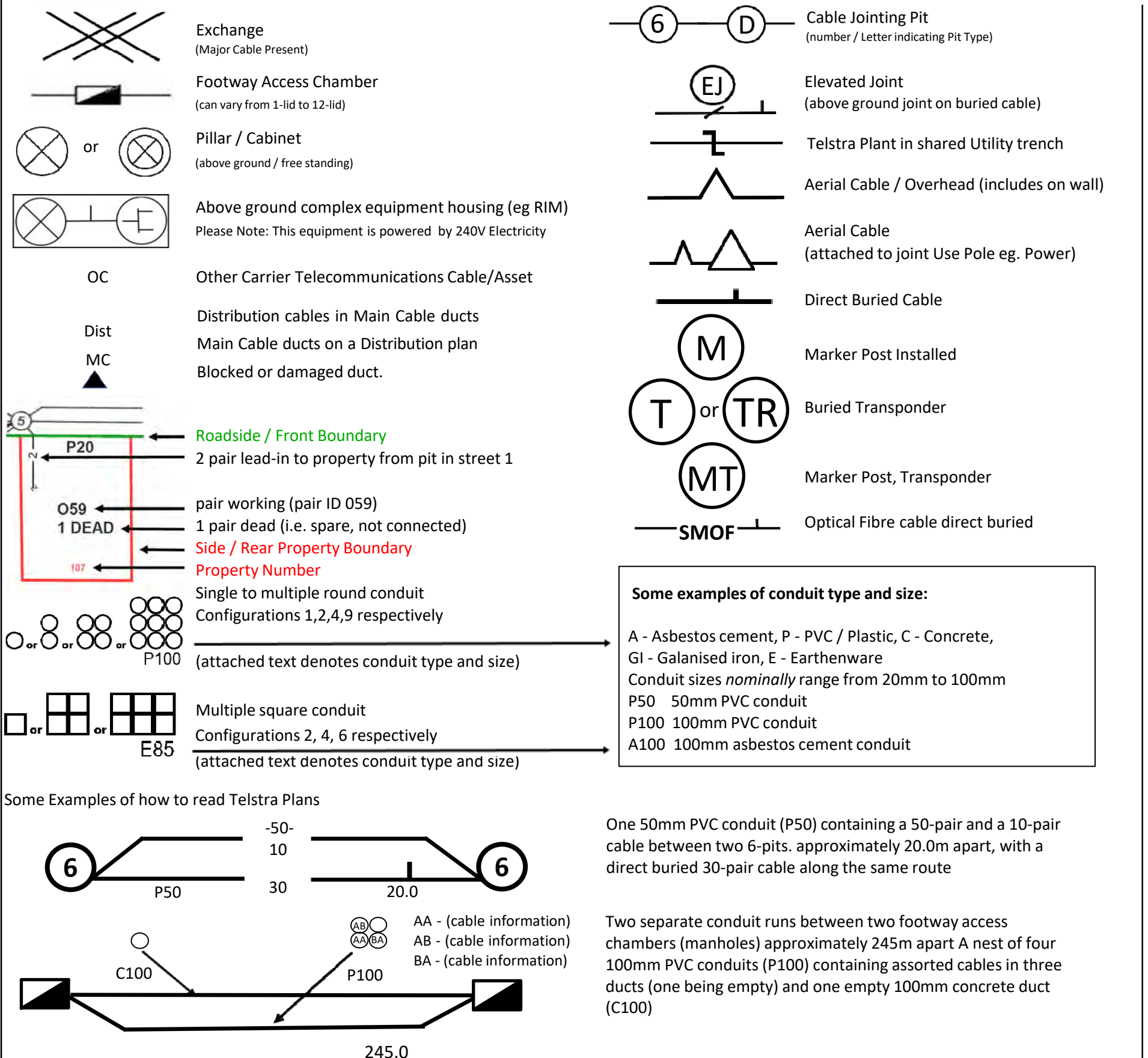
Information for new developments (developers, builders, homeowners)

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

LEGEND



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



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.