

FOR SALE



Offers Above \$365,000

16 ADMIRAL STREET, LOCKYER



SMART INVESTMENT WITH WIDE APPEAL

- 2002-built brick veneer and tile home, corner block
- Open family/dining room, lounge, covered patio
- Double-length carport, backyard access for caravan
- Walk to primary school and deli/servo, five minutes to town
- Ideal first home or rental – leased until 07/02/25 at \$450 pw



 **3**  **1**  **2**  **468 m2**

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

16 ADMIRAL STREET, LOCKYER



Specification

Asking Price	Offers Above \$365,000	Land Size	468.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R25
Parking	2	School Zone	Mt Lockyer PS & N.A.S.H.S.
Sheds	N/A	Sewer	Connected
HWS	Instant Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,256.69	Building Construction	Brick Veneer & Tile
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	2002
Weekly Rent	\$450	BAL Assessment	N/A
Lease Expiry	07/02/2025	Items not included	N/A





Author:

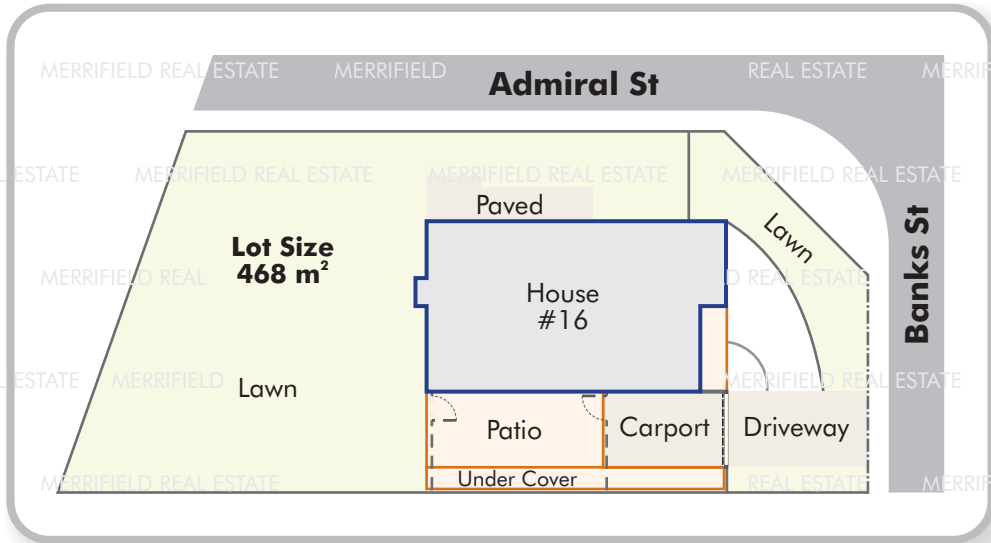
Created: 20/05/2024 from Map Viewer Plus <https://www.maps.wa.gov.au/?address=16%20Admiral%20Street%2C%20LOCKYER%206330&theme=hybrid>

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Please refer to original documentation for all legal purposes.

0 0.007 0.014 0.02 0.027 km



Site Plan



Floor Plan

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2142

215

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 499 ON DIAGRAM 96068

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MATTHEW WILLIAM NELSON
MADDISON GRIGG
BOTH OF 43 PEGASUS BOULEVARD MCKAIL WA 6330
AS JOINT TENANTS

(T P180721) REGISTERED 15/6/2022

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

1. EASEMENT BENEFIT - SEE DIAGRAM 96068.
2. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DIAGRAM 96068.
3. P180722 MORTGAGE TO BENDIGO AND ADELAIDE BANK LTD REGISTERED 15/6/2022.

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: 2142-215 (499/D96068)
PREVIOUS TITLE: 2142-214
PROPERTY STREET ADDRESS: 16 ADMIRAL ST, LOCKYER.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

Application G911247

WESTERN

AUSTRALIA

REGISTER BOOK

VOL.

FOL.

Volume 2142 Folio 214



CERTIFICATE OF TITLE

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

CT 2142 215

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.

REGISTRAR OF TITLES



Dated 25th September, 1998

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 6297 and being Lot 499 on Diagram 96068, delineated on the map in the Third Schedule hereto, together with an easement for drainage purposes created on the said Diagram under Section 136C TLA.

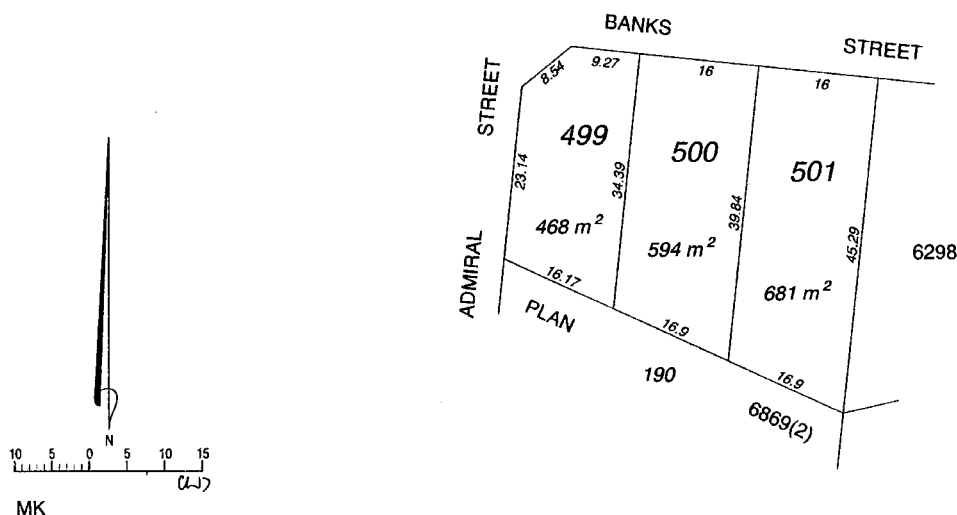
FIRST SCHEDULE (continued overleaf)

The State Housing Commission of 99 Plain Street, East Perth.

SECOND SCHEDULE (continued overleaf)

- EASEMENT for Sewerage purposes created on Diagram 96068 under Section 27A TP&D Act.

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages)
2142 VOL.
215 FOL.

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

[illegible]

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

[illegible]

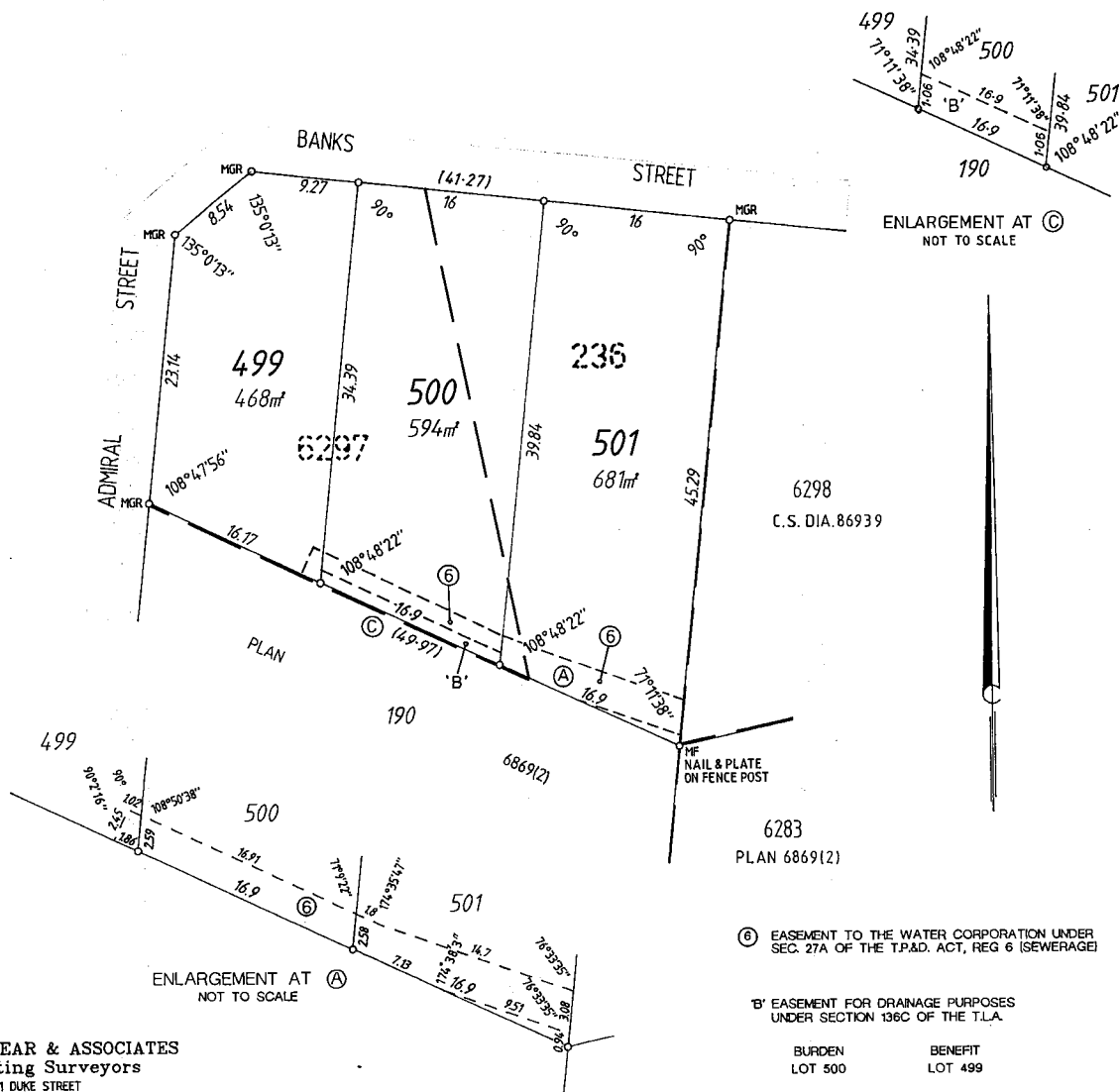
CERTIFICATE OF TITLE VOL. 2142 FOL. 215

Diagram 96068

Lot	Certificate of Title	Lot Status	Part Lot
499	2142/215	Registered	
500	2142/216	Registered	
501	2142/217	Registered	

LAND DESCRIPTION	ON	CERTIFICATE IN WHICH LAND IS VESTED	FIELD BOOK	
PLANTAGENET LOCATION 6297 AND LOT 170 OF PLANTAGENET LOCATION 236	PLAN.....6869(2)..... DIAGRAM..... INDEX.....BK26(2) 09.06..... PUBLIC.....	VOLUME FOLIO 1620 801 2140 458 NOW 2142 214	77165	TOTAL AREA 174.3m ²

LOCAL AUTHORITY. CITY OF ALBANY
LOCALITY. LOCKYER



JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ACN 009 195 653

⑥ EASEMENT TO THE WATER CORPORATION UNDER SEC. 27A OF THE T.P.&D. ACT, REG 6 (SEWERAGE)

'B' EASEMENT FOR DRAINAGE PURPOSES UNDER SECTION 136C OF THE T.L.A.

BURDEN LOT 500
BENEFIT LOT 499

OUR REF. 2404

SURVEYORS CERTIFICATE - Reg 54
I, J. KINNEAR, hereby certify that this diagram is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this diagram and that it complies with the relevant written law(s) in relation to which it is lodged.
Signed: [Signature] 28.7.98
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE.....97822.....
[Signature] FOR CHAIRMAN
DATE 17/8/1998

SCALE 1:400
ALL DISTANCES ARE IN METRES
0 5 10 15 20 25

IN ORDER FOR DEALINGS
SUBJECT TO TRANSFER OF
PLANTAGENET Loc 6297 FROM
THE CROWN (SEC. 77 OF L.A.A.)
SEC. 27A OF T.P.&D. ACT 61
SEC. 136 C OF T.L.A.
[Signature] 19.8.98
FOR INSPECTOR OF PLANS & SURVEYS DATE



OFFICE OF TITLES
DIAGRAM

96068

SURVEYORS CERTIFICATE - Compiled
I, [Signature], hereby certify that this compiled diagram:
(a) is a correct and accurate representation of the survey(s) of the subject land; and
(b) is in accordance with the relevant law(s) in relation to which it is lodged.
Licensed Surveyor Date

EARLY ISSUE
LODGED
DATE 31.7.98
FEE PAID \$298
ASSESS No. 205228
TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT S. COOPER
DOCKET PLAN/DIAGRAM 95991
CERTIFIED CORRECT [Signature] 13.8.98
F.S.C. No.

APPROVED 25.9.98
INSPECTOR OF PLANS & SURVEYS DATE

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.

WATER, SEWERAGE AND DRAINAGE PIPELINES

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.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M. pressure main

M.S. main sewer

R rising main (i.e. drainage pressure main)

Common material abbreviations:

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

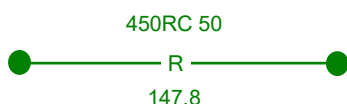
S steel

VC vitrified clay



CANNING TRUNK MAIN

100AC GEYER PL P.M. AG47



NON-STANDARD ALIGNMENT

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.)

MWA12345 or PWD12345 or CK43

OTHER PIPE SYMBOLS

Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.

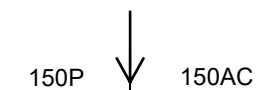
CONC ENC

100S SL



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.



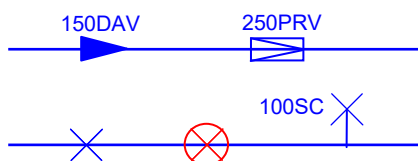
CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



PIPE OVERPASS



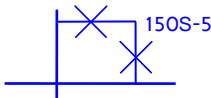
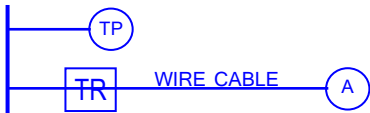





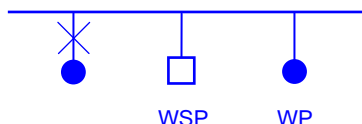
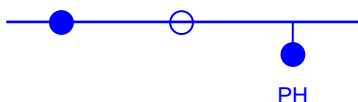
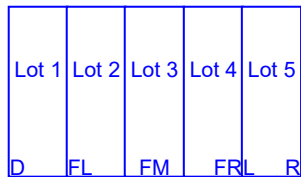


The overpass symbol indicates the shallower of the two pipes.



VALVES




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.

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.






 	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
-  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**.

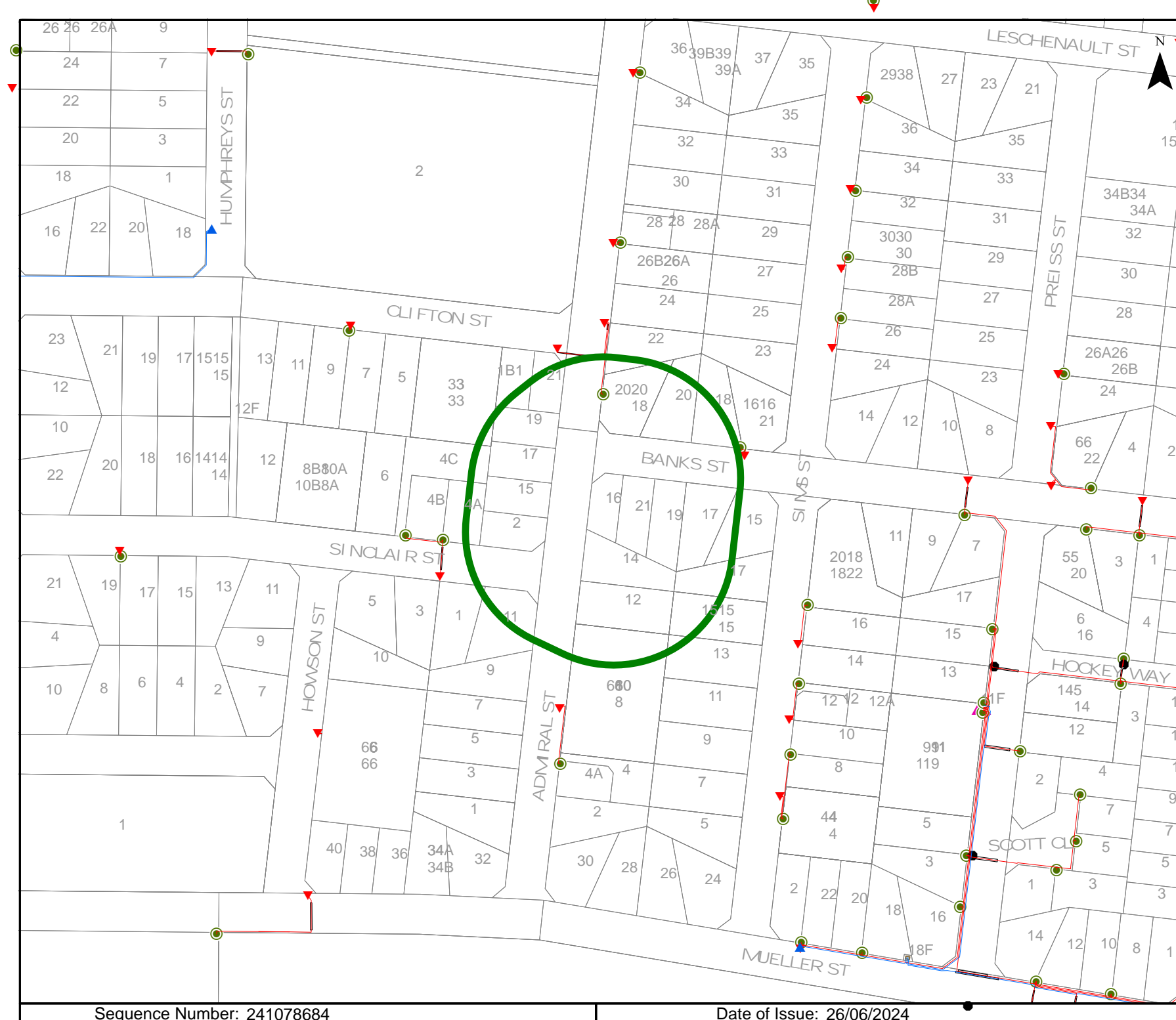
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

A4

Scale : 1:2500

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





OVERHEAD LEGEND

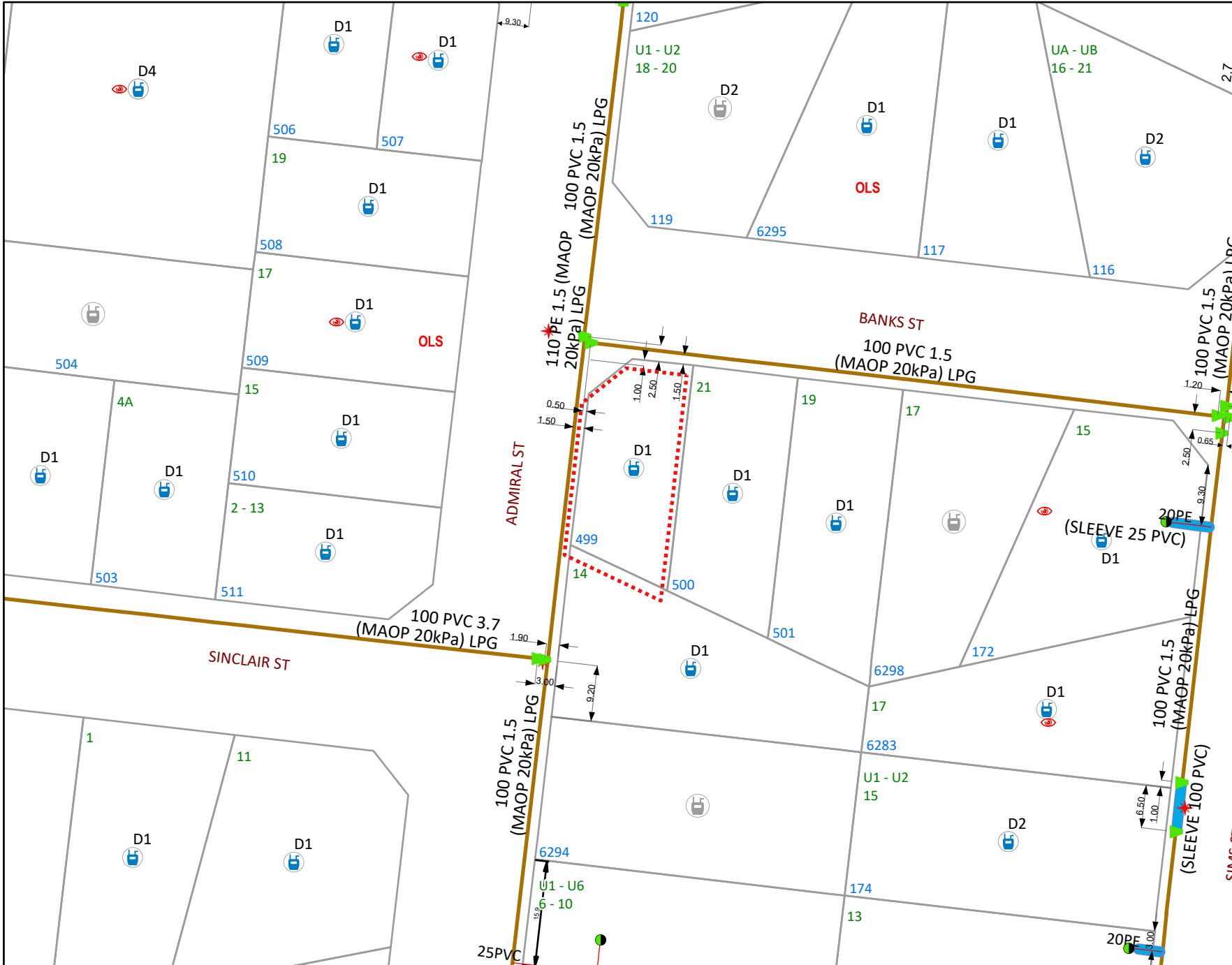
Structures	
● Power Pole	■ Transmission Poles
Transmission Overhead Powerline	
— Transmission (33kV - 330kV)	
Distribution Overhead Powerline	
— High Voltage (1kV - 33kV)	
— Low Voltage (< 1kV)	
Proposed Construction Assets	
■ Design Area *	
— High Voltage Overhead Powerline	
— Low Voltage Overhead Powerline	
● Power Pole	
Communications Assets	
— Overhead Pilot Cable	
Feature	
■ Area of Interest	

*** Please refer to coversheet**
Privately owned cables NOT SHOWN (including house services)
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 Scale : 1:2500

WARNING! Look out for overhead power lines



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
- 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
- ↑ 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



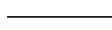







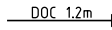










PIPE JUNCTIONS

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

PROTECTION DEVICES

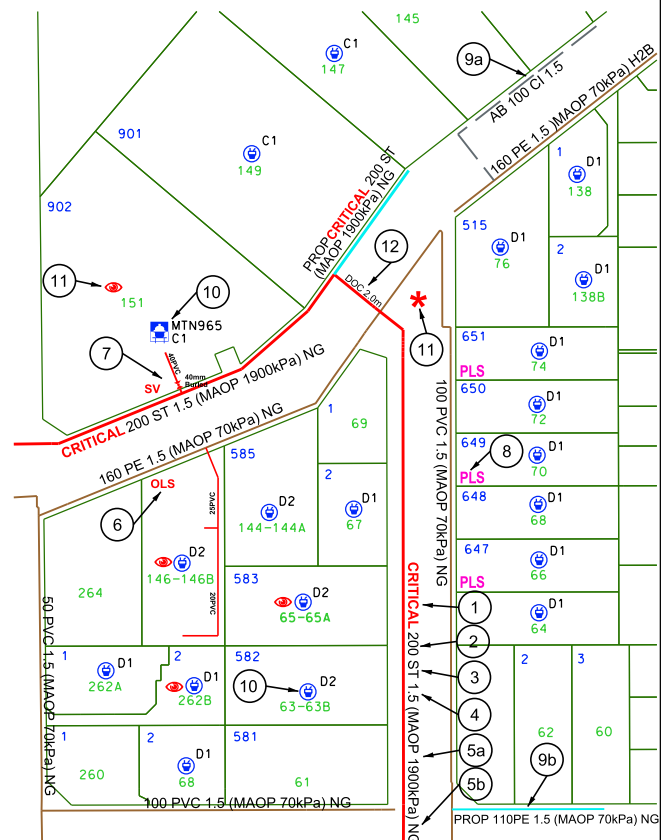
-  Test Point
-  Anode
-  Rectifier

FEATURES

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

Asset Identification Legend

1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. 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.
6. 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.
7. Service Valve in the vicinity
(**NOTE: Service Valve may be "BURIED"**)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.





OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types, dependent 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.



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 PC)



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**

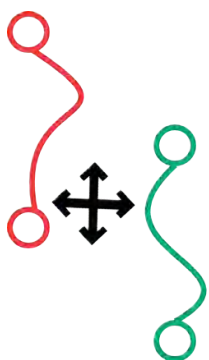
If you receive a message asking for a phone or account number say:

"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>

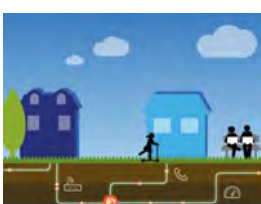


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

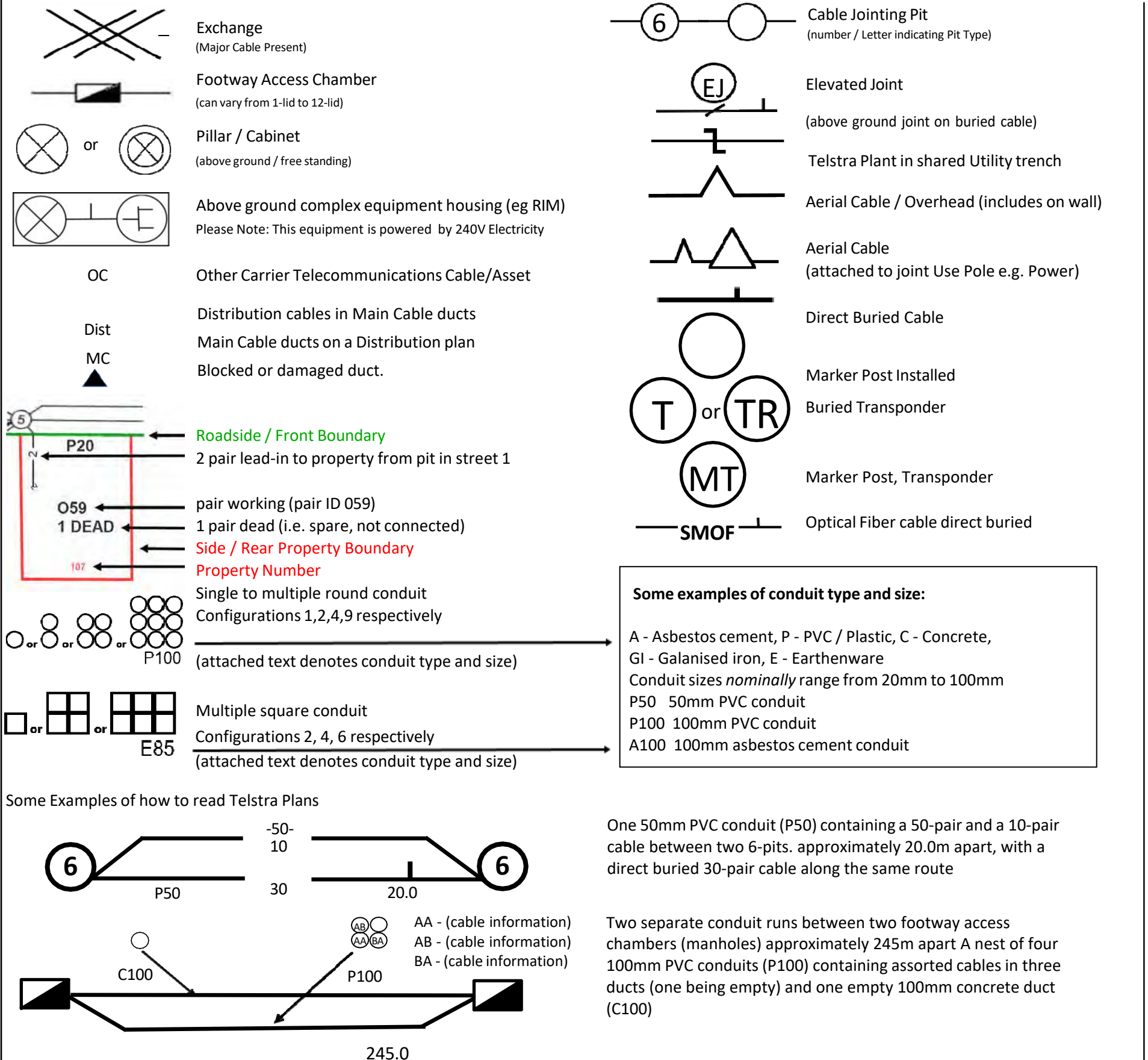
Information for new developments (developers, builders, homeowners)

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

LEGEND



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





LEGEND



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

