

FOR SALE



Offers Above \$580,000

42 GREENHILLS ROAD, NARRIKUP



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

COUNTRY LIFE WITHOUT COMPROMISE

- Idyllic 13.7 ha (approx. 34.25 acres) bushland block & hay paddock
- Comfy cottage, open lounge/dining, kitchen (not approved)
- 13m x 17m shed, chook runs, machinery sheds (tractor shed approved)
- Entirely off-grid, ample power and water; native flora and fauna
- 15 minutes from Mt Barker, Albany 30 Mins, popular tourist route



2 1 4 13.71 ha

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 ABN 66 768 696 418**

42 GREENHILLS ROAD, NARRIKUP



Specification

Asking Price	Offers Above \$580,000	Land Size	13.71 ha
Bedrooms	2	Frontage	345.5 m
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Agriculture Priority 2
Parking	4	School Zone	Mt Barker Community College
Sheds	18m x 15m shed & 14m x 11m shed	Sewer	N/A
HWS	Solar	Water	Tanks
Solar	Panels	Internet Connection	Available
Council Rates	Approx. \$1,300	Building Construction	Colorbond/Cladding
Water Rates	N/A	Insulation	Yes

-- Map Viewer Plus --



Author: Created: 25 November 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

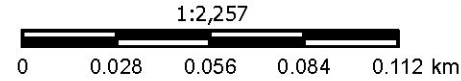
1:2,257

0 0.028 0.056 0.084 0.112 km

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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2627 492

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 3829 ON DEPOSITED PLAN 81163

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN EDWARD THURMAN
CHRISTINE EVELYN GROVES
BOTH OF 11 BURVILL ROAD, ALBANY
AS JOINT TENANTS

(T K053870) REGISTERED 12/1/2007

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: 1214-443 (3829/DP81163)
PREVIOUS TITLE: 1214-443
PROPERTY STREET ADDRESS: 42 GREENHILLS RD, NARRIKUP.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF PLANTAGENET

30092/58

Transfer 8567/1958 (53997)
Volume 1119 Folio 519



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1214 Fol. No. 443

CANCELLED

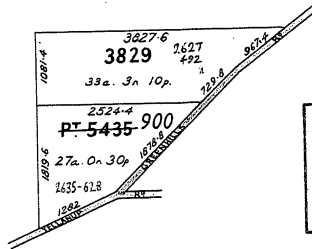
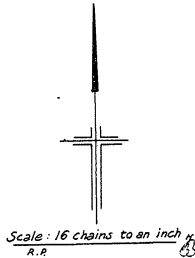
CT 1214 0443 F



Certificate of Title

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

Claude Hotchin of 41 Alma Road, Mount Lawley, Company Director, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in the natural surface and therefrom to a depth of two hundred feet of all those pieces of land delineated and coloured green on the map hereon containing together sixty-one acres or thereabouts, being ^{part of} Plantagenet Location 3829 and ^{part of} portion of Plantagenet Location 5435. and being Lot 900 on DP 302030



Land Parcel Identifier amended - Regulation 6 of Transfer of Land (Surveys) Regulations 1995 Corr. 1775-2000-01
Date: 18/11/2006

The Deposited Plan for this Certificate of Title is yet to be produced. The Plan and Lot number have been allocated as an interim measure to enable issue of a Digital Certificate of Title. Please refer to this Title for the sketch of the land.

Dated the ninth day of June One thousand nine hundred and fifty-eight.

R. D. Anderson
Registrar of Titles.

Transfer A680265 to Evan Robert Griffiths, Farmer and Dorah Elizabeth Griffiths his wife both of Moorstown Road Albany as joint tenants. Registered 15th June 1973 at 9-04 a.m.

Transfer A680166 to John Michael Traversen Farmer and Elizabeth Anne Traversen his wife both of Tambellup as tenants in common in equal shares Registered 15th June 1973 at 9-04 a.m.

TOTALLY CANCELLED
WITHDRAWAL'S CHARGES
TRANSFER J896527
(Botanica) Lot 900
To Vol. 2635 Fol. 628
LOGGED/REGISTERED
3/1st August 2006
at 15:54 hrs

For encumbrances and other matters affecting the land see back.

5339/57-24,492-116

Superseded - Copy for Sketch Only

EASEMENTS AND ENCUMBRANCES REFERRED TO

Caveat A 499428 Lodged 15-3-1972 at 9.44 a.m.



Withdrawal A680264 of Caveat A499428 lodged 15-6-73 at 9-04 a.m.



Mortgage A680267 to Bank of New South Wales Registered 15th June 1973 at 9-04 a.m.



Discharge J803743 of Mortgage A680267 Registered 27th June 2006 at 8:06 a.m.



TRANSFER / APPLICATION J 803744 Registered 27th June 2006 at 8:06 a.m. Location 3829 to Vol. 2627 Fol. 492
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Superseded - Copy for Sketch Only

CT 1214 0443 B



CERTIFICATE OF TITLE

Vol. 1214 Fol.

Deposited Plan 81163

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
3829	2627/492	Registered	

TRANSMISSION LEGEND

Transmission Cables *

- 330 kV Transmission Cable*
- 132 kV Transmission Cable*
- 66 kV Transmission Cable*
- 33 kV Transmission Cable*

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 : 1:3633

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

Overview