

**FOR SALE**



Merrifield R **\$449,000**

## 15 / 256 COSY CORNER ROAD, KRONKUP



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

## OCEAN VIEWS AND GOOD RETURNS

- Short-stay holiday let, professionally managed, can self manage
- Near fantastic beaches, fishing, 4WD tracks, ocean and rural views
- Open plan living, large deck, big bedrooms with en suites, carport
- > 5% NET RETURNS returns, solid letting history, modern facilities, fully fitted out
- Zoned Tourism, owners may use for up to three months a year



 **2**  **2**  **1**  **500 m2**

**Lee Stonell**  
**0409 684 653**

0898414022

[lee@merrifield.com.au](mailto: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**

# 15 / 256 COSY CORNER ROAD, KRONKUP



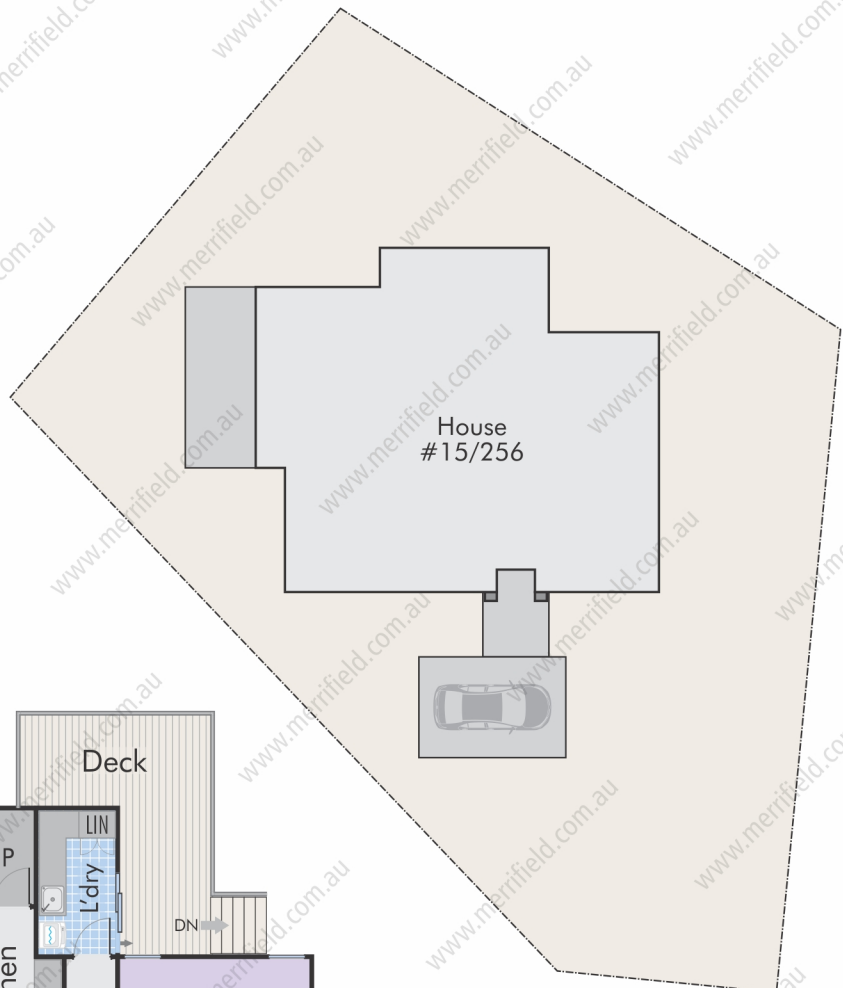
## Specification

Asking Price	\$449,000	Land Size	500.00 m2
Bedrooms	2	Frontage	See Survey Strata Plan
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Tourism
Parking	1	School Zone	Little Grove P.S / N.A.S.H.S
Sheds	Store room	Sewer	Septic
HWS	Instantaneous Gas	Water	Filtered Bore
Solar	N/A	Internet Connection	Available
Council Rates	\$1,458.21	Building Construction	Brick / Colorbond
Water Rates	N/A	Insulation	Yes
Strata Levies	\$862.52	Built/Builder	2009 / WA Country Builders



Boundaries are Approximate

Merrifield Real Estate



**Site Plan**

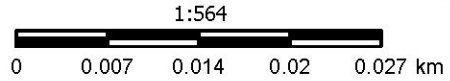


**Floor Plan**

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.



Author: Created: 6 December 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>



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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2513 171**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
**STRATA TITLES ACT OF 1985**

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 15 ON SURVEY-STRATA PLAN 37046  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

DARREN GRANT HINCHLIFFE OF 46 BOWER STREET, DOUBLEVIEW

(T J108424 ) REGISTERED 6/12/2004

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

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. J108425 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 6/12/2004.

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.

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

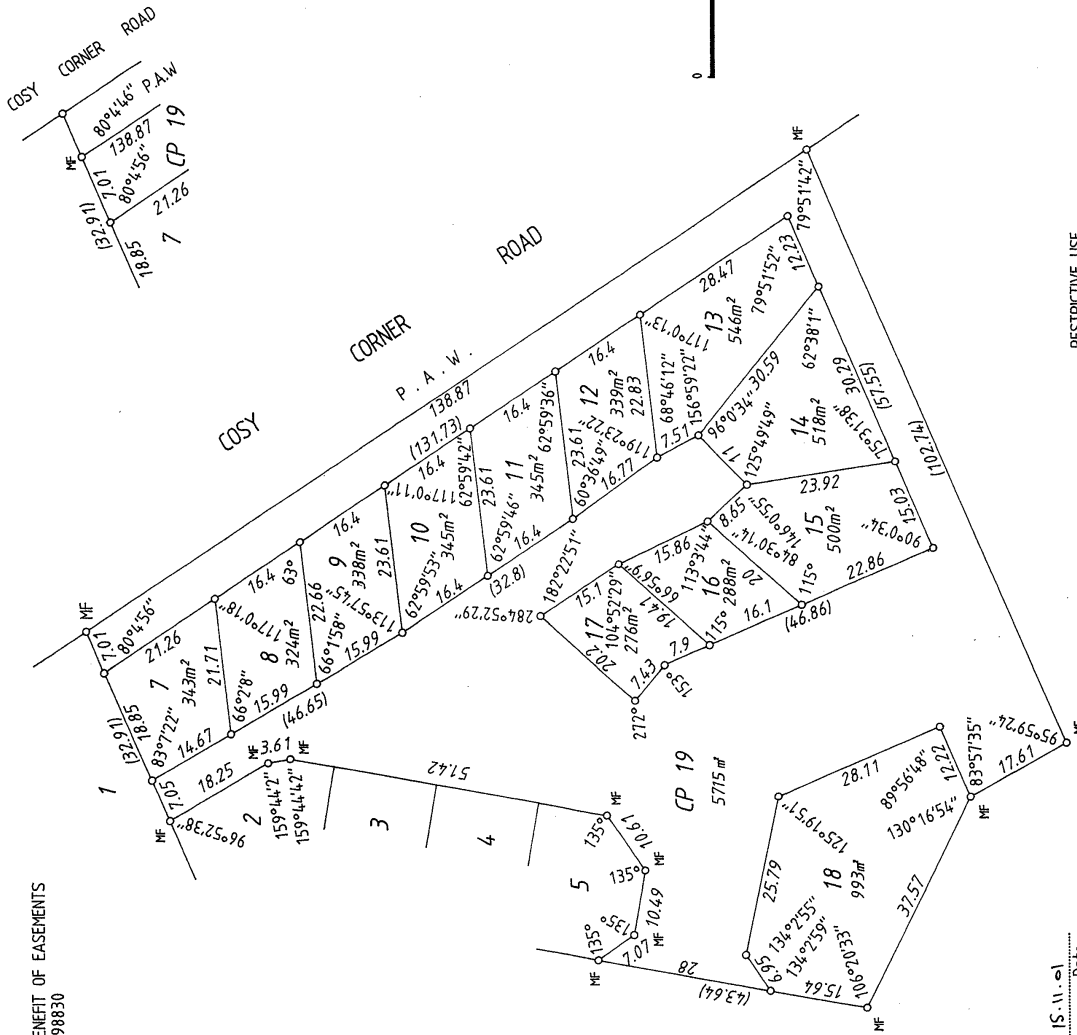
**STATEMENTS:**

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: SP37046  
PREVIOUS TITLE: 2179-551  
PROPERTY STREET ADDRESS: UNIT 15 256 COSY CORNER RD, KRONKUP.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



LIMITED TO DEPTH OF 60.96 METRES  
TOGETHER WITH THE BENEFIT OF EASEMENTS  
CREATED ON DIAGRAM 98830



**RESTRICTIVE USE**  
Pursuant to Section 6 of the Strata Titles Act, Lots 7-17, incl. within this scheme are restricted as follows. No person shall occupy any one or more such lots for more than a total of 3 months in any 12 month period

DIA 98830

151

*[Signature]*  
Licensed Surveyor 15.11.01 Date

**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

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

<b>STRATA / SURVEY -</b>	
<b>STRATA PLAN</b>	<b>37046</b>
<b>SHEET 1 OF 1 SHEETS</b>	
<b>MANAGEMENT STATEMENT</b>	YES# <b>8</b>
Lodged	12.12.2001 309947
Examined	10.1.2002
Registered	1.4.2004 4.2.02
<b>REGISTRAR OF TITLES</b>	
WESTERN AUSTRALIAN PLANNING COMMISSION FILE 94-99	
Certificate of Approval of W.A.P.C. under Section 244A or 258(2) of Strata Titles Act 1985	
<i>Egan Keane</i> FOR CHAIRMAN	27/11/2001 DATE
<b>PLAN OF</b>	<b>RE-SUBDIVISION OF LOT 6 ON STRATA PLAN 37046</b>
<b>CERTIFICATE OF TITLE</b>	VOL. 2179 FOL. 551
<b>LOCAL GOVERNMENT</b>	CITY OF ALBANY
<b>INDEX PLAN</b>	TORBAY (25) NE & SE
<b>FIELD BOOK NUMBER</b>	80793 86159
<b>SCALE</b>	1 : 750
<b>NAME OF SCHEME</b>	<b>COSY CORNER VILLAGE</b>
<b>ADDRESS OF PARCEL</b>	<b>COSY CORNER ROAD TORBAY WA 6330</b>

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 37046 *							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	935	2179	546	15	555	2513	171
2	545	2179	547	16	545	2513	172
3	545	2179	548	17	545	2513	173
4	545	2179	549	18	825	2513	174
5	545	2179	550	19	COMMON PROPERTY		
6	Now	SUBDIVIDED					
7	545	2513	163				
8	545	2513	164				
9	545	2513	165				
10	545	2513	166				
11	545	2513	167				
12	545	2513	168				
13	590	2513	169				
14	555	2513	170	Aggregate	10,000		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

Lot 6 on Strata Plan 37046  
Subdivided into 12 Lots and 1 Common Property Lot

CERTIFICATE OF LICENSED VALUER  
STRATA/SURVEY STRATA

I, Christopher Peter King, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14 (2a) of the Strata Titles Act 1985) of that lot bears to the aggregate value of all the lots delineated on the plan.

5 December 2001.  
Date

C.P. King  
Signed

**FORM 6**

Strata Titles Act 1985  
Sections 5B(1), 8A, 22(2)

**SURVEY-STRATA PLAN No. 37046**

**DESCRIPTION OF PARCEL**

Lot 6 on Strata Plan 37046  
Subdivided into 12 Lots and 1 Common Property Lot.

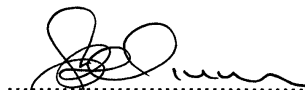
LICENSED  
**CERTIFICATE OF SURVEYOR**

I, John Kinnear, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the survey-strata plan which relates to the parcel described above (in this certificate called "the plan"):-

- (a) the plan is a correct and accurate representation of the survey carried out ~~\*by me personally~~/or under my own personal supervision, inspection and field check, and recorded in Field Books kept, and if required lodged, for the purposes of this plan;
- (b) the measurements are in strict accordance with the *Licensed Surveyors (Guidance of Surveyors) Regulations 1961* and in particular regulations 23 and 34 of those regulations;
- (c) this survey and plan are in strict accordance with the requirements of the *Licensed Surveyors (Guidance of Surveyors) Regulations 1961* and the relevant law in relation to which it is lodged; and

~~\*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s)..... on Survey-Strata Plan No..... registered in respect of (name of scheme)..... or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of *Strata Titles General Regulations 1996*.~~

15.11.01  
Date

  
Licensed Surveyor

\* Delete if inapplicable



LIMITED TO A DEPTH OF 60.96 METRES  
 TOGETHER WITH THE BENEFIT OF EASEMENTS  
 CREATED ON DIAGRAM 98830

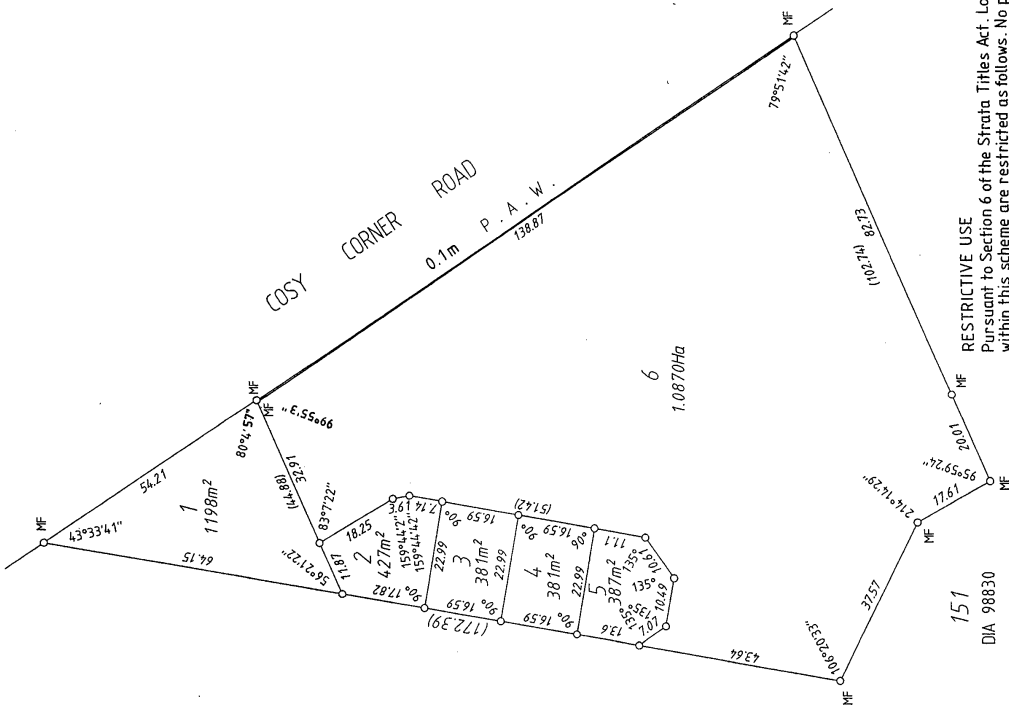
**STRATA SURVEY** —  
**STRATA PLAN 37046**  
 SHEET 1 OF 1 SHEETS  
 MANAGEMENT STATEMENT  YES  NO

Lodged 2/11/99 252536  
 Examined 23/11/99 N.A.D.  
 Registered 5/1/2000 H.394265

REGISTRAR OF TITLES  
 WESTERN AUSTRALIAN PLANNING COMMISSION  
 Certificate of Approval of W.A.P.C. under  
 Section 25(1) or 25E(2) of Strata Titles Act 1985.  
 Ref 9L-99  
 FOR CHAIRMAN 20/11/99

**PLAN OF**  
 LOT 150 OF  
 TORBAY AA LOT 33  
 ON DIA 98830  
 CERT. OF TITLE VOL. 2179 FOL. 544  
 LOCAL GOVERNMENT CITY OF ALBANY  
 INDEX PLAN TORBAY (25) NE & SE  
 FIELD BOOK NUMBER 80793  
 SCALE 1 : 1000

**NAME OF SCHEME**  
 COSY CORNER VILLAGE  
**ADDRESS OF PARCEL**  
 COSY CORNER ROAD  
 TORBAY WA 6330



LOT No.	UNIT ENTITLEMENT	OFFICE USE ONLY	
		CURRENT CERTS. OF TITLE	FOL.
1	1620	2179	546
2	952	2179	547
3	952	2179	548
4	952	2179	549
5	952	2179	550
6	4572	2179	551
AGGREGATE	10000		

**CERTIFICATE OF LICENSED VALUER**  
*Christopher P. King*  
 Valuer licensed under the Land Valuers Licensing Act 1978 certifies that the unit entitlement of each lot in this certificate, excluding any common property lots, as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14.1(a) of the Strata Titles Act 1985) of the lots bears to the aggregate value of all the lots delineated on the plan.  
 C.P.K. 20th 1999. DATE

**RESTRICTIVE USE**  
 Pursuant to Section 6 of the Strata Titles Act Lots 2-6 incl. within this scheme are restricted as follows. No person shall occupy any one or more of such lots for more than a total of 3 months in any one 12 month period.

**RESTRICTIVE USE**  
 Pursuant to Section 6 of the Strata Titles Act Lots 4-6 incl. within this scheme are restricted in use to occupancy by the registered proprietor of the lots to a maximum of 3 calendar months out of every 12 months.

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

Cor. 52-99 Pg 60

OUR REF. 2301

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 6

SURVEY-STRATA PLAN No. 37046

DESCRIPTION OF PARCEL

Lot 150 of Torbay AA Lot 33 on Diagram 98830 subdivided into six lots as shown on Form 1.

CERTIFICATE OF SURVEYOR

I, MICHAEL NORMAN, being a licensed surveyor registered under the Licensed Surveyors Act 1909 certify that in respect of the survey-strata plan which relates to the parcel described above (in this certificate called "the plan"):-

- (a) the plan is a correct and accurate representation of the survey carried out \*by me personally/~~or under my own personal supervision~~, inspection and field check, and recorded in Field Books kept, and if required lodged, for the purposes of this plan;
- (b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations;
- (c) this survey and plan are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged; and
- \*~~(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by law(s) No(s)..... on Survey Strata Plan No..... registered in respect of (name of scheme)..... or sufficiently complies with that/those by law(s) in a way that is allowed by regulation 36 of Strata Titles General Regulations 1996.~~

7/10/22  
Date

M. Norman  
Licensed Surveyor

\* Delete if inapplicable



FORM 8

ANNEXURE ..... OF STRATA / SURVEY - STRATA PLAN No. **37046** ..... REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA / SURVEY - STRATA PLAN

Dealings registered or recorded on Strata / Survey - Strata Plan

Nature	Instrument			Signature of Registrar of Titles
	Number	Regist'd	Time	


Note: Entries may be affected by subsequent endorsements.



FORM 8

ANNEXURE.....OF STRATA / SURVEY - STRATA PLAN No.....**37046**..... REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Nature	Regist'd	Signature of Registrar of Titles	Cancellation					
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles	
STATEMENT	H268288	Management Statement.	5.01.00							

Note: Entries may be affected by subsequent endorsements.



# Survey Strata Plan 37046

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
1	2179/546	Registered	
2	2179/547	Registered	
3	2179/548	Registered	
4	2179/549	Registered	
5	2179/550	Registered	
6	2179/551 (Cancelled)	Retired	
7	2513/163	Registered	
8	2513/164	Registered	
9	2513/165	Registered	
10	2513/166	Registered	
11	2513/167	Registered	
12	2513/168	Registered	
13	2513/169	Registered	
14	2513/170	Registered	
15	2513/171	Registered	
16	2513/172	Registered	
17	2513/173	Registered	
18	2513/174	Registered	
19	N/A	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)**

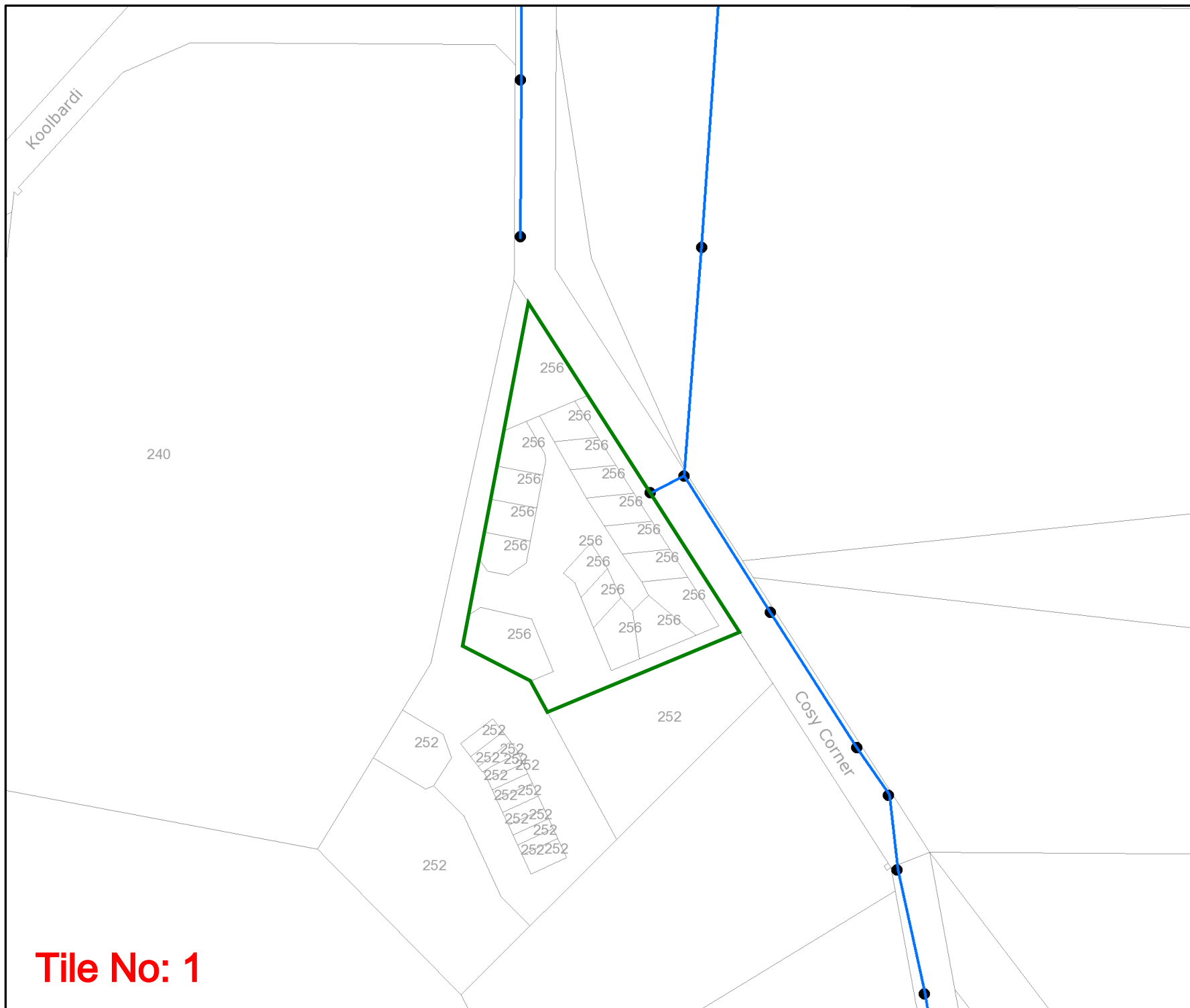
**This map is INDICATIVE ONLY.  
Check that you have enough  
clearance from the DANGER ZONES  
near overhead powerlines.**

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

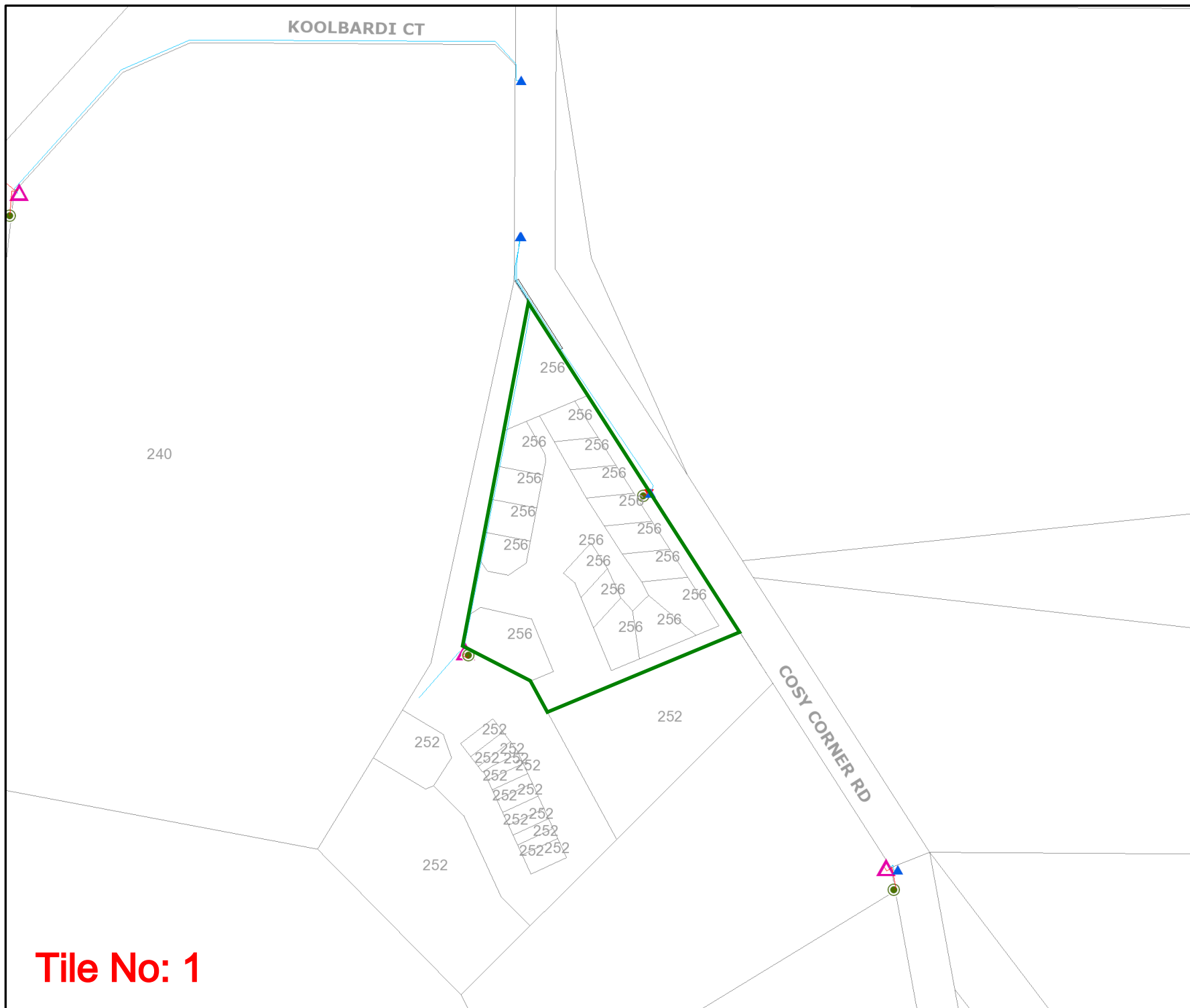
Information valid for 30 days  
from date of issue

A4    Scale : 1:2500

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



**Tile No: 1**



**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**.

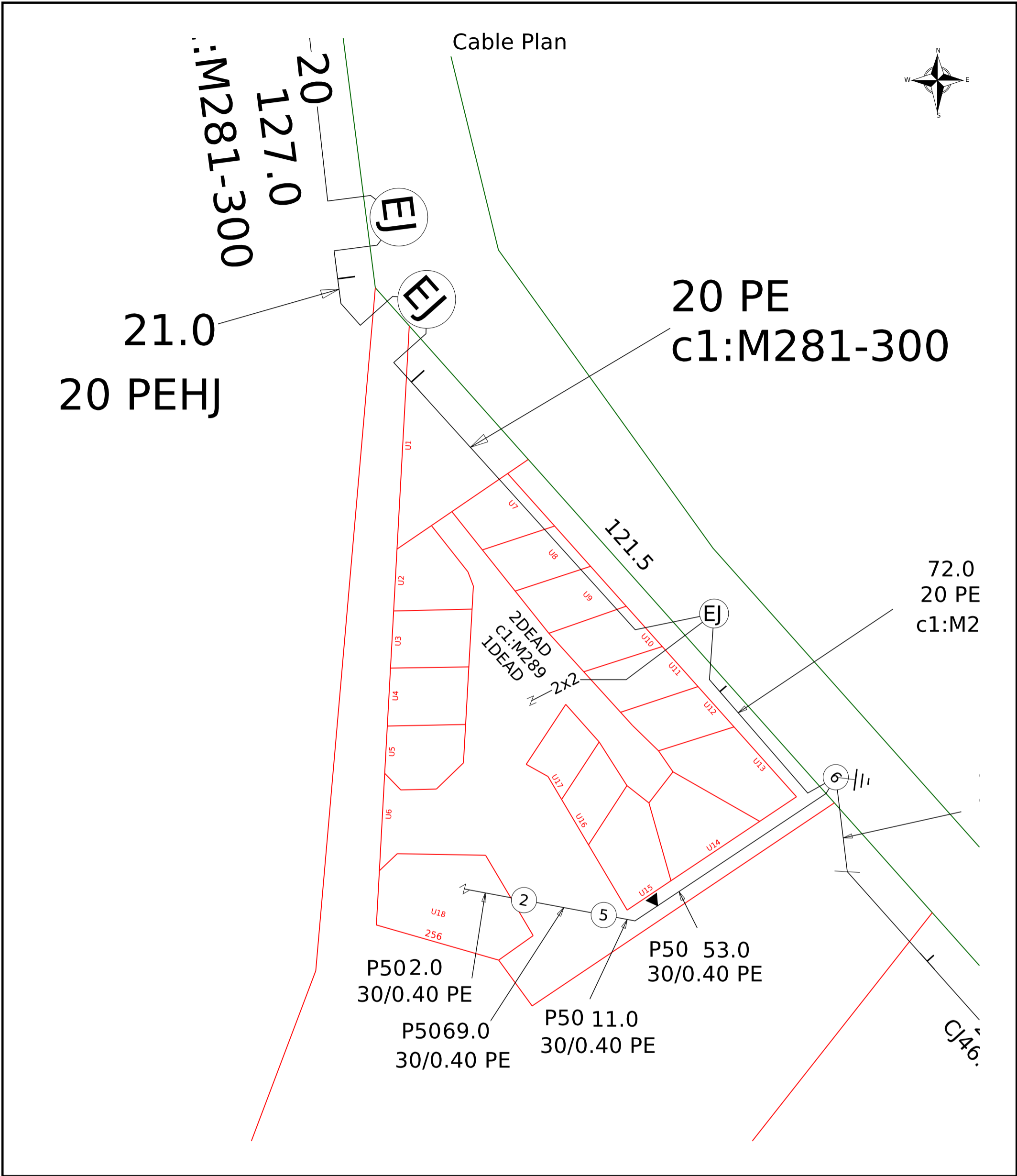
Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30


Information valid for 30 days from date of issue

A4 | Scale : 1:2500

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

**Tile No: 1**



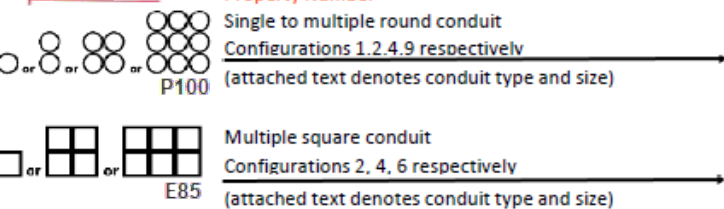
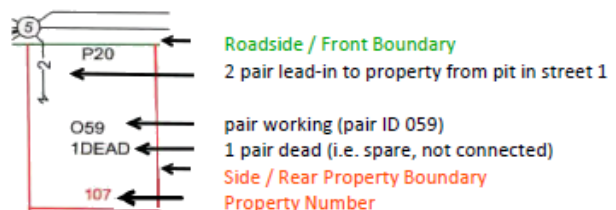
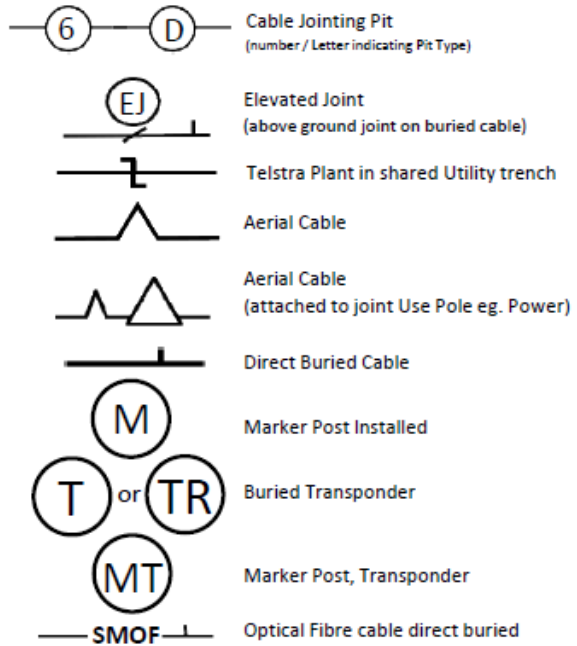
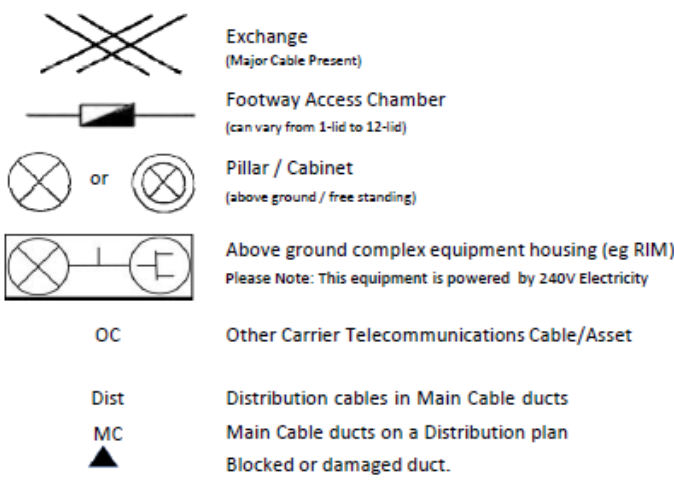
	Report Damage <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 248481653
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 08/12/2024 08:21:17	Please read Duty of Care prior to any excavating

**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.



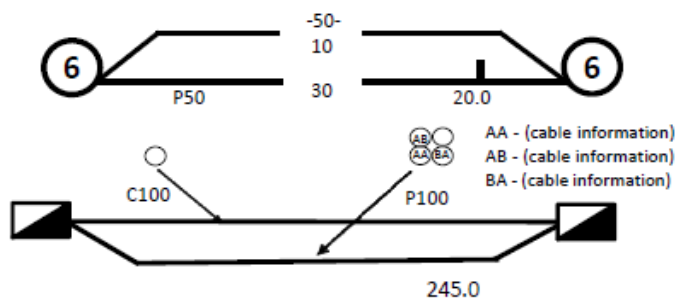
# LEGEND



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 [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935