

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 not 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	Septic System
HWS	Solar	Water	Tanks
Solar	Yes	Internet Connection	Available
Council Rates	Approx. \$1,300	Building Construction	Colorbond Cladding
Water Rates	N/A	Insulation	Yes



Boundaries are Approximate

42 Greenhills Rd



Author:



Created: 31/05/2025 from <https://map25.wa.gov.au/?address=42%20Greenhills%20Road%2C%20NARRIKUP%206326&theme=hybrid>

1:4,514

0 0.056 0.111 0.167 0.222 km












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Please refer to original documentation for all legal purposes.

Administrative Boundary


-  Local Government
-  Localities (L)



Roads

-  Proposed Roads
-  Other Roads
- Minor Roads**
-  Minor
-  Minor Unsealed
- Laneway, Tracks**
-  Laneway
-  Laneway Unsealed
-  Other
-  Tracks
- Freeways, Highways & Main Roads (L)**
-  Freeway Underground
-  Freeway On Off Ramp
-  Freeway

-  National/State Highway
-  Main and National/State Highway On Off Ramp
-  State Highway Unsealed
-  Main
-  Main Unsealed
- Bridges / Tunnels (Line)**
-  Bridge
-  Tunnel
- Bridge / Tunnel (Point)**
-  Bridge
-  Footbridge
- General Transport (Point)**
-  TrafficLight
-  TrafficControlDevice, LevelCrossing

Cadastre

-  Lot on Plan - Boundaries (16K)

-  Lot on Plan - Boundaries (64K)
-  Lot on Plan - Boundaries (256K)
- House Numbers (4K)
- House Numbers (16K)
- House Numbers (64K)
- House Numbers (256K)
- House Numbers (All)
- Property Information (4K)
- Property Information (16K)
- Property Information (64K)
- Property Information (256K)
- Property Information (All)

Landgate WA Now Mosaic

- WA Now Imagery
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

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

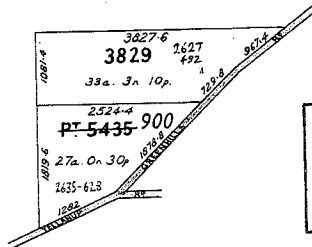
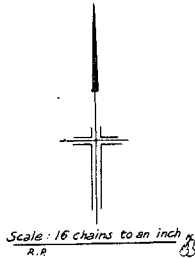
CT 1214 0443 F



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: 18/11/06

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. ...
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 A680156 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 REASONS
TRANSFER J896527
(Balance) Lot 900
To Vol. 2635 Fol. 628
LOADED/REGISTERED
3/1st August 2006
at 15:54 a.m.

For encumbrances and other matters affecting the land see back.

5339/5/57-24,492-114

Superseded - Copy for Sketch Only

EASEMENTS AND ENCUMBRANCES REFERRED TO

Caveat A 499428 Lodged 15-3-1972 at 9.44 ac.



Withdrawal A680264 of Caveat A499428 lodged 15-6-73 at 9-0400



Mortgage A680267 to Bank of New South Wales Registered 15th June 1973 at 9-0400



Discharge J803743 of Mortgage A680267 Registered 27th June 2006 at 8.06 hrs.



TRANSFER / ASSIGNMENT
J 803744
Registered 27th June 2006 at 8.06 hrs
Location 3829 to
Vol. 2627 Fol. 492

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	

Loc. No. 3829	District Plantagenet	C.P. No. 1538 - C.G.	Name of Applicant John Henry Smith	Acreage 33.3.10p	Compilation Plan No. 439	Calculations for Area				
				Distance	N	S	E	W	Multipliers	Double Areas
				Bearing						

Name of Field Book _____

APPROVED
30 APR 1915

Barometer _____

Height _____

Dist. Corr. No. 2082/A

5085

5435

REFERENCE TO TREES

Corner	Bearing	Distance	Description of Tree
A			
B			
C			
D			
E			
F			

REFERENCE

Account No. _____ Passed _____

Calculation Book No. A. 2. Folio 87

Change Close No. _____

Angular Close = 0' 2"

Area 33.3.10p

Compared with F.B. No. 2. Waters. 14/3/15

Examined by F.A. Clarke. 14/3/15

Diagram passed by F.A. Clarke

Henry S. Marrison
District Surveyor

Date 16/3/1915

OFFICE REFERENCE

On D.O. Working Plan
On Standard Plan 16 of 11
On Working Plan 16 of 11

Survey approved as adjusted

DISTRICT SURVEYOR
ALBANY

Diagram No. _____

District Office _____

Head Office _____

Bromide Print 30 APR 1915

I hereby certify that this Survey was performed by me personally or under my own personal supervision and field check in strict accordance with the Regulations for the Guidance of Surveyors and that this plan is in all respects accurate.


Henry S. Marrison
Licensed Surveyor
Date 16/3/1915

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