

FOR SALE



Offers from \$1,000,000

1 CARLISLE STREET, MOUNT MELVILLE



Merrifield Real Estate



Merrifield Real Estate

CLASSIC DESIGN WITH CONTEMPORARY EDGE

- High-quality home, amazing harbour views
- Open lounge/sitting room, fabulous rear deck
- Modern kitchen and bathrooms, stylish finishing
- Leafy 1392sqm block, lush gardens, private
- Garage/workshop, extra parking; 1.5km to York Street



3 2 1 1392 m2

Jeremy Stewart

0439 940 976

0898414022

jeremy@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

1 CARLISLE STREET, MOUNT MELVILLE



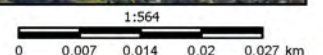
Specification

Asking Price	Offers from \$1,000,000	Land Size	1392.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	1	School Zone	Albany Primary School / A.S.H.S
Sheds	N/A	Sewer	Septic
HWS	Instant Gas	Water	Scheme Water Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,732.23	Building Construction	Brick Veneer/ Colorbond
Water Rates	\$282.60	Insulation	N/A
Strata Levies	N/A	Built/Builder	1998 - Gary Ironmonger

-- Map Viewer Plus --

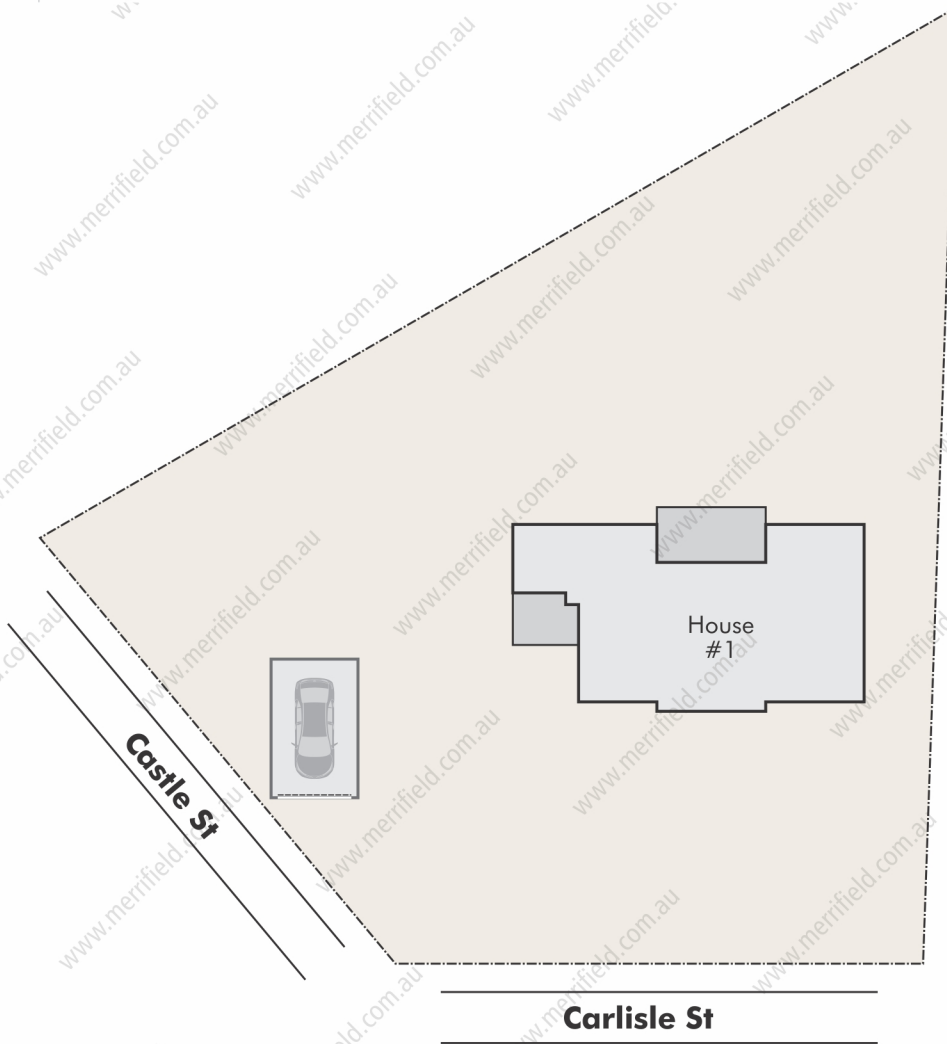


Author: Created: 18 September 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>



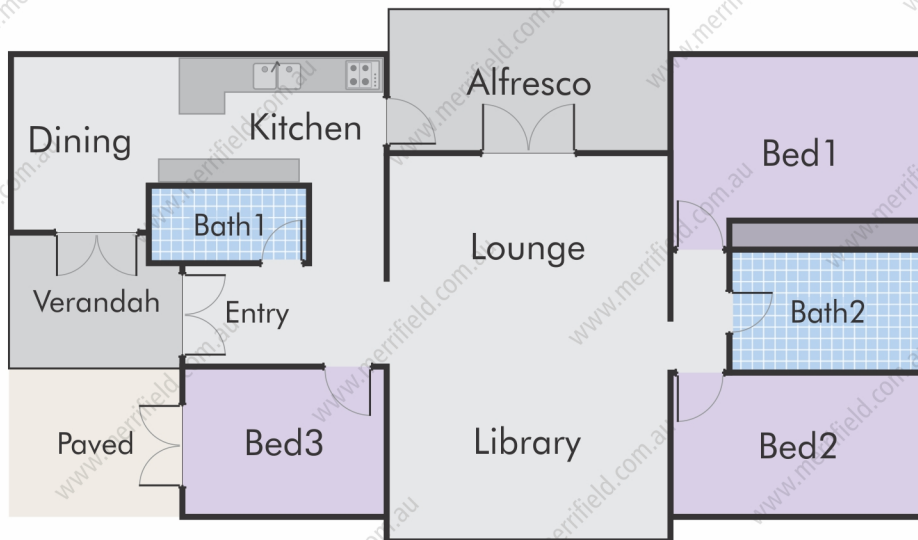
© Copyright, Western Australian Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate. Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose. Please refer to original documentation for all legal purposes.

3 | 2 | 1



Carlisle St

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: 18 September 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>



© Copyright, Western Australian Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.
Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.
Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1725 842

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 576 ON DEPOSITED PLAN 222009

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRUCE WILSON LONIE
SANDRA LONIE
BOTH OF 1 CARLISLE STREET, ALBANY
AS JOINT TENANTS

(T I488650) REGISTERED 21/5/2003

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

1. J867562 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 10/8/2006.

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: 1725-842 (576/DP222009)
PREVIOUS TITLE: 62-92A
PROPERTY STREET ADDRESS: 1 CARLISLE ST, MOUNT MELVILLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Transfer D242420

WESTERN

AUSTRALIA



Volume 62 Folio 92A

1725 842



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 2nd May 1986

N. J. Smyth
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in Albany Town Lot 576, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

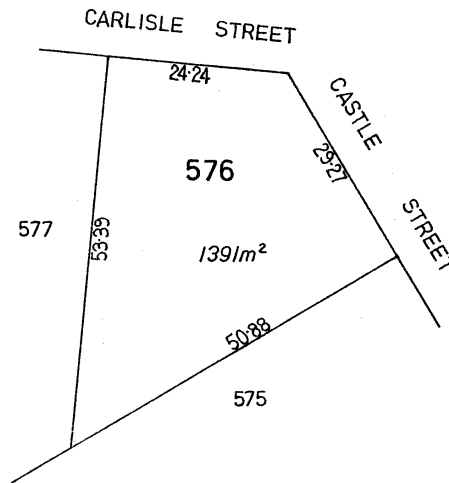
~~Ninian Pty. Ltd., of 55 Canning Beach Road, Appleton~~

SECOND SCHEDULE (continued overleaf)

NIL

N. J. Smyth
REGISTRAR OF TITLES

THIRD SCHEDULE



SCALE 1 : 750
INDEX PLAN CORIMUP 2000 10.04
WS.

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.

72009/12/77-45M-S/2860

Superseded - Copy for Sketch Only

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

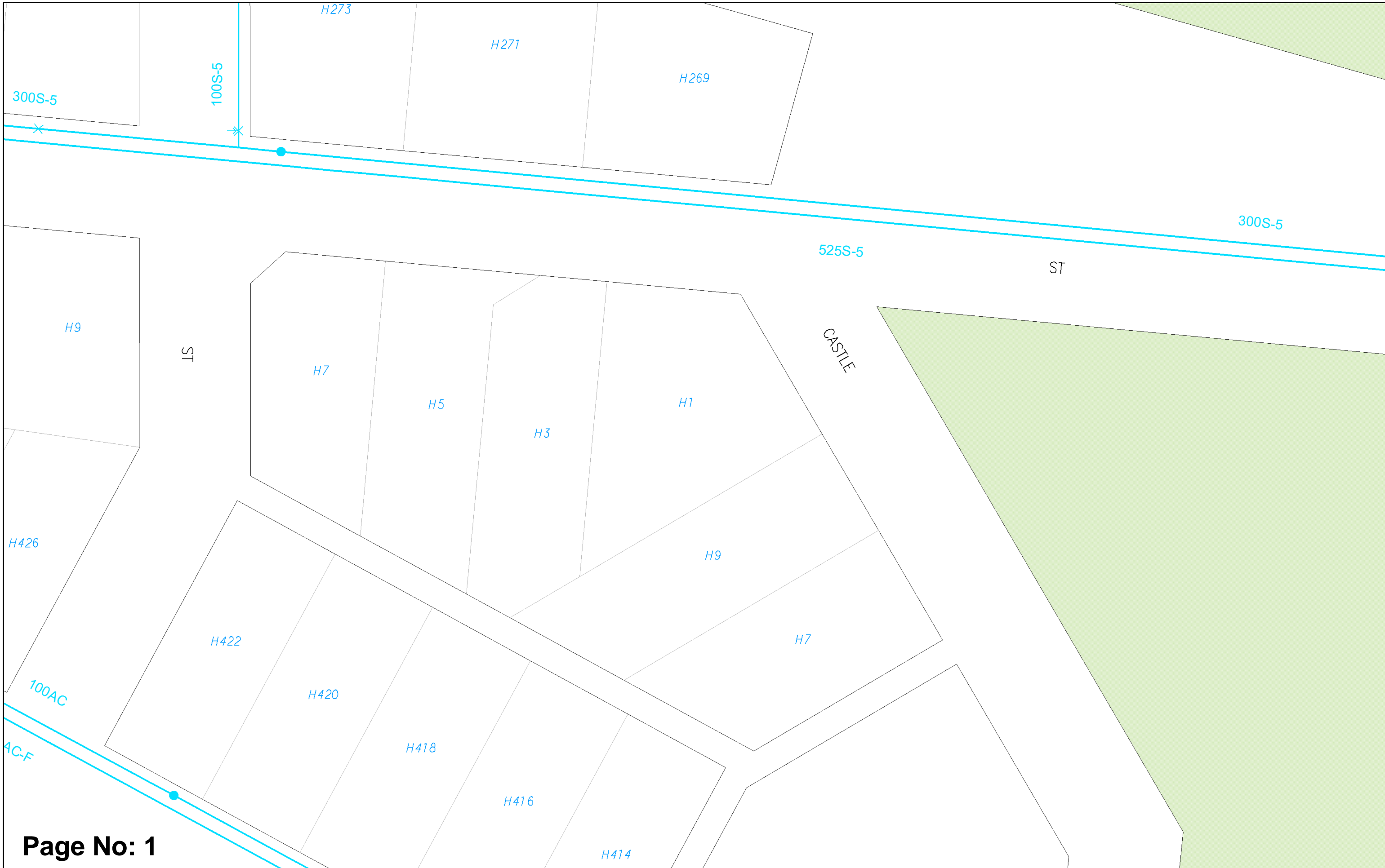
Page 1 (of 2 pages) 1725 VOL. 842 FOL.

Deposited Plan 222009

Lot	Certificate of Title	Lot Status	Part Lot
563	350/54A	Registered	
564	1117/514	Registered	
568	1871/748	Registered	
571	1393/722	Registered	
572	1451/431	Registered	
573	1002/346	Registered	
574	LR3139/701	Registered	
575	LR3139/702	Registered	
576	1725/842	Registered	
578	1155/213	Registered	
579	1241/274	Registered	
580	1919/570	Registered	
581	LR3139/703	Registered	
582	LR3139/704	Registered	
583	LR3139/705	Registered	
584	1654/687	Registered	
588	1660/564	Registered	
589	LR3139/706	Registered	
590	LR3139/707	Registered	
591	LR3139/708	Registered	
592	1935/708	Registered	
593	1769/694	Registered	
594	1863/72	Registered	
595	LR3139/709	Registered	
596	LR3139/710	Registered	
597	LR3150/630	Registered	
597	LR3150/629 (Cancelled)	Registered	
598	LR3150/629 (Cancelled)	Registered	
598	LR3150/631	Registered	
599	LR3150/632	Registered	
599	LR3150/629 (Cancelled)	Registered	
600	LR3150/633	Registered	
600	LR3150/629 (Cancelled)	Registered	
601	LR3150/629 (Cancelled)	Registered	
601	LR3150/634	Registered	
602	LR3150/635	Registered	
602	LR3150/629 (Cancelled)	Registered	
603	LR3150/614 (Cancelled)	Registered	
603	LR3150/615	Registered	
604	LR3150/616	Registered	
604	LR3150/614 (Cancelled)	Registered	
605	LR3150/614 (Cancelled)	Registered	
605	LR3150/617	Registered	
606	LR3150/618	Registered	
606	LR3150/614 (Cancelled)	Registered	

Deposited Plan 222009

Lot	Certificate of Title	Lot Status	Part Lot
607	LR3150/619	Registered	
607	LR3150/614 (Cancelled)	Registered	
608	LR3150/614 (Cancelled)	Registered	
608	LR3150/620	Registered	
609	LR3150/621	Registered	
609	LR3150/614 (Cancelled)	Registered	
610	LR3150/622	Registered	
610	LR3150/614 (Cancelled)	Registered	
611	LR3150/614 (Cancelled)	Registered	
611	LR3150/623	Registered	
612	LR3150/614 (Cancelled)	Registered	
612	LR3150/624	Registered	
613	LR3150/625	Registered	
613	LR3150/614 (Cancelled)	Registered	
614	LR3150/614 (Cancelled)	Registered	
614	LR3150/626	Registered	
615	LR3150/627	Registered	
615	LR3150/614 (Cancelled)	Registered	
616	804/13	Registered	
617	LR3150/614 (Cancelled)	Registered	
617	LR3150/628	Registered	
618	1352/711	Registered	
619	1115/827	Registered	
620	2042/523	Registered	
621	2124/580	Registered	
622	2124/581	Registered	
625	1903/111	Registered	



Page No: 1



Scale: 1:750
 Job No.: 37622642
 Sequence No.: 244851641
 Print Date: 18 Sep 2024



WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED
 Apply for approval to work near our assets at:
[Working near assets \(watercorporation.com.au\)](http://watercorporation.com.au)
 Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.

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)

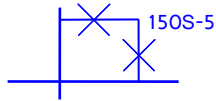
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>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.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>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</p>
	<p>NON-STANDARD ALIGNMENT</p> <p>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.)</p>
	<p>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES</p> <p>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.</p> <p>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.</p>



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.



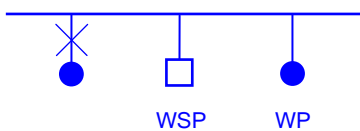
HAZARDOUS MANHOLE

Indicates a potential health hazard from risk of exposure to toxic waste.
 WARNING: Opening any manhole is dangerous and is prohibited.



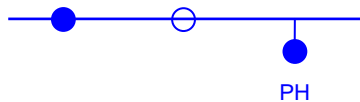
FLOWMETER

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)

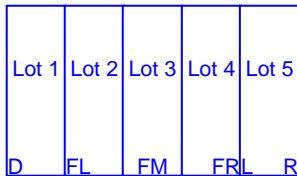


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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 Pre-laid Left
 FM Fully Pre-laid Front Middle
 FR Fully Pre-laid 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.



SOUTH PERTH PS1

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)

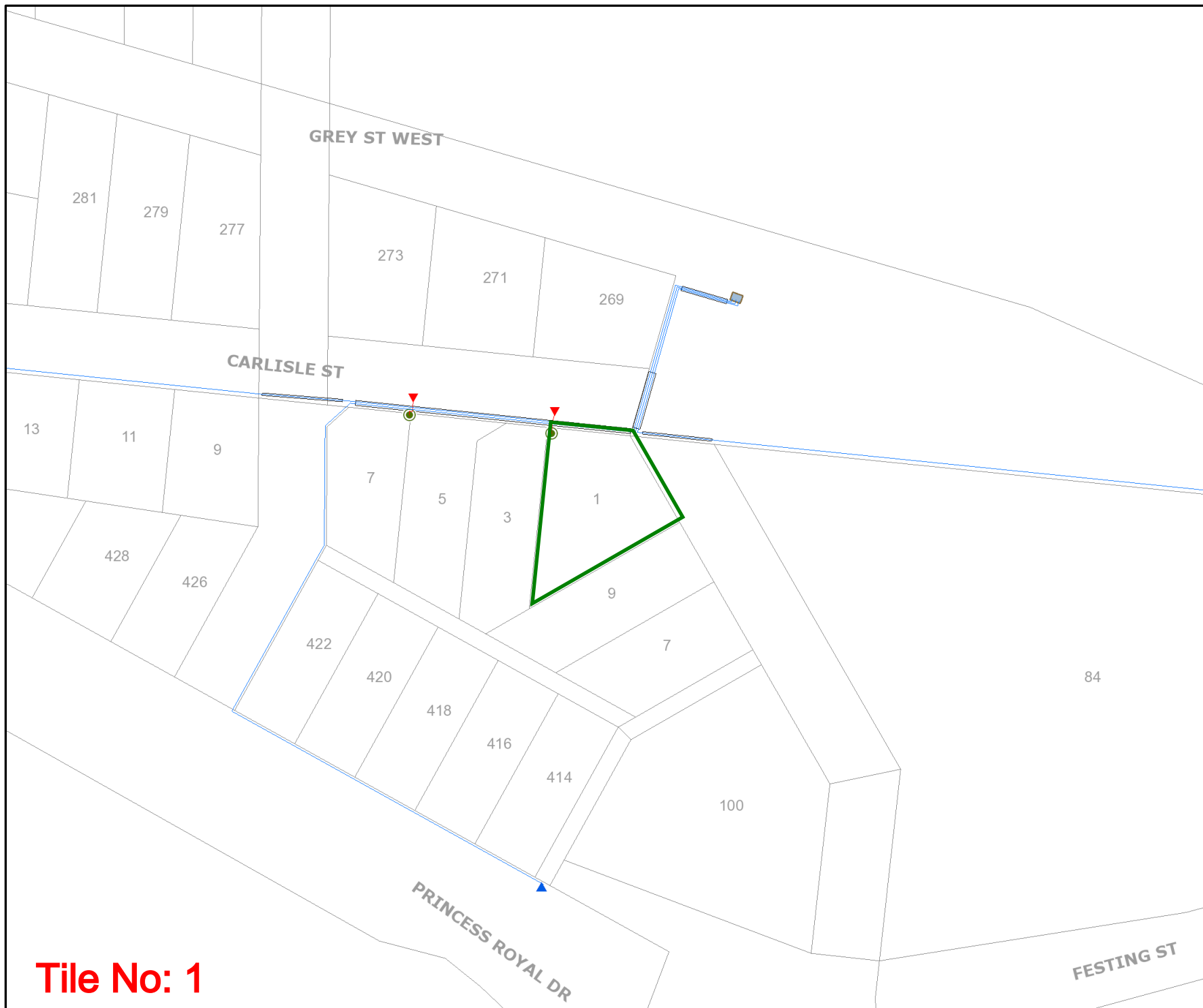
**This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.**

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

Information valid for 30 days from date of issue

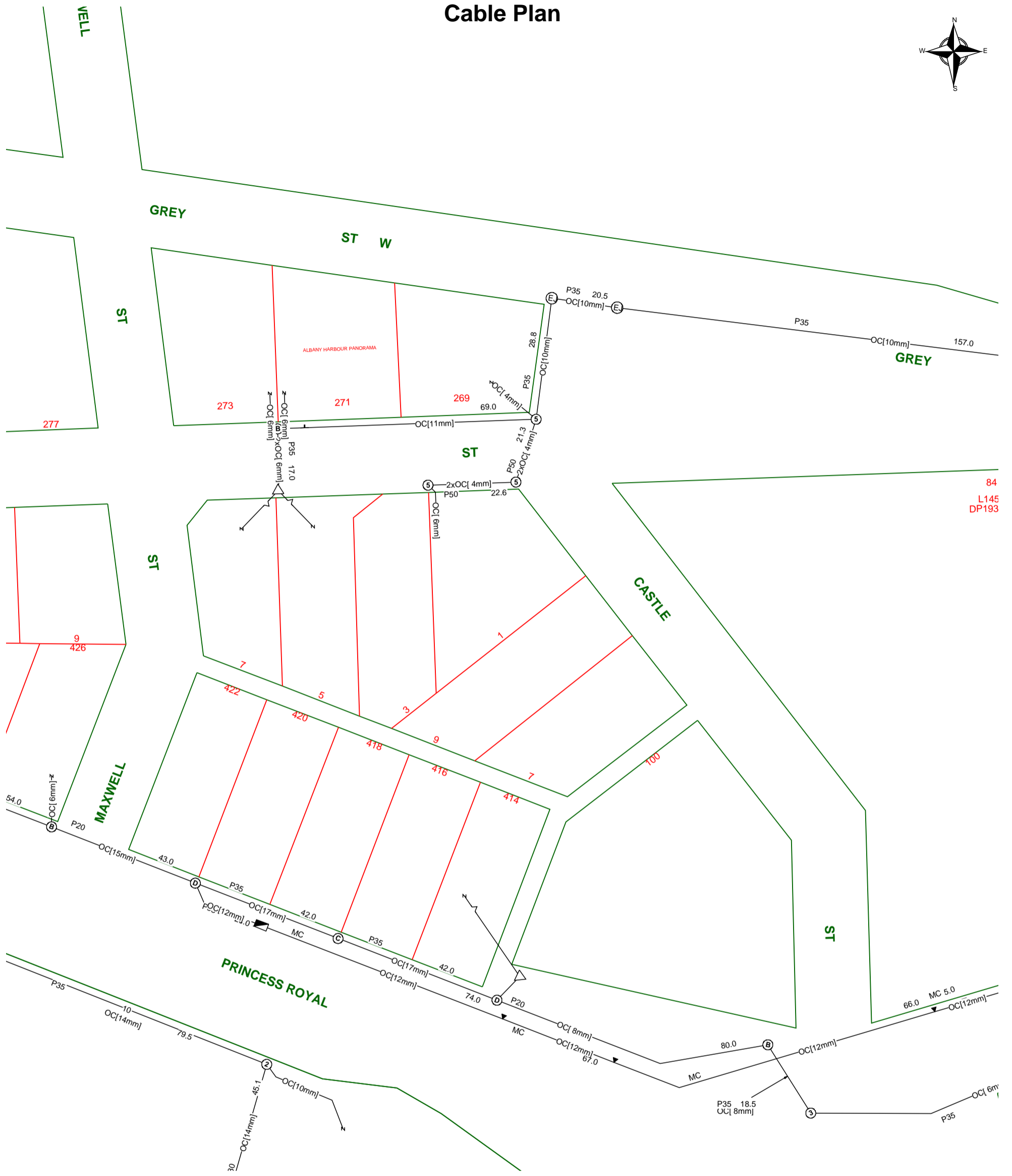
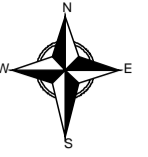
A4 Scale : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1

Cable Plan



84
L145
DP193



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: 244851640

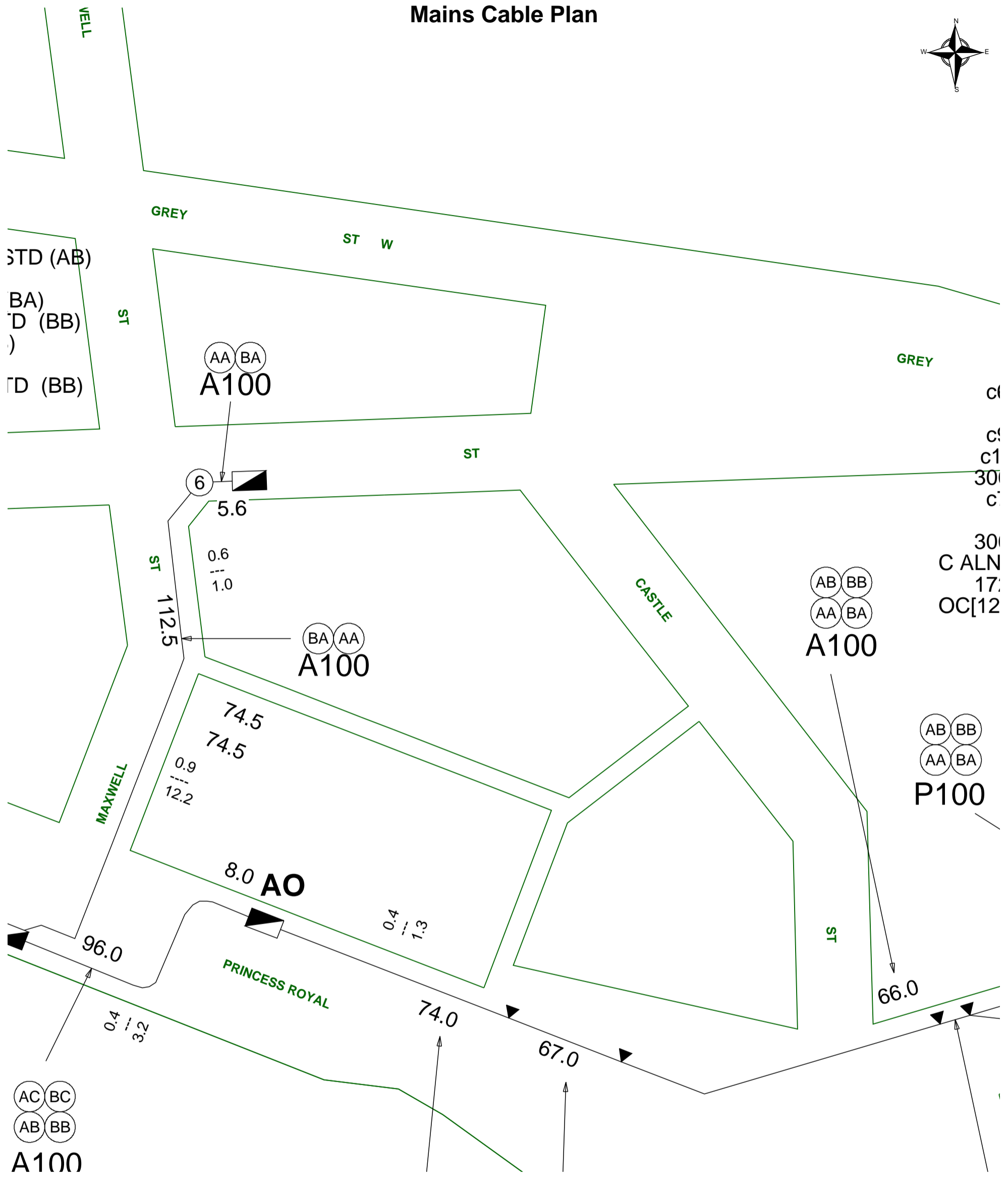
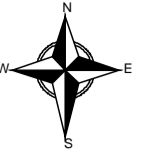
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 18/09/2024 12:36:47

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

Mains Cable Plan



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: 244851640

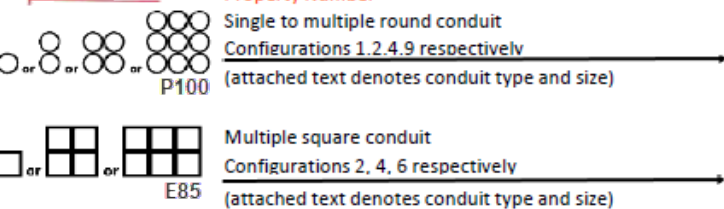
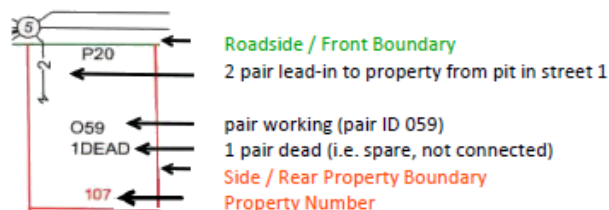
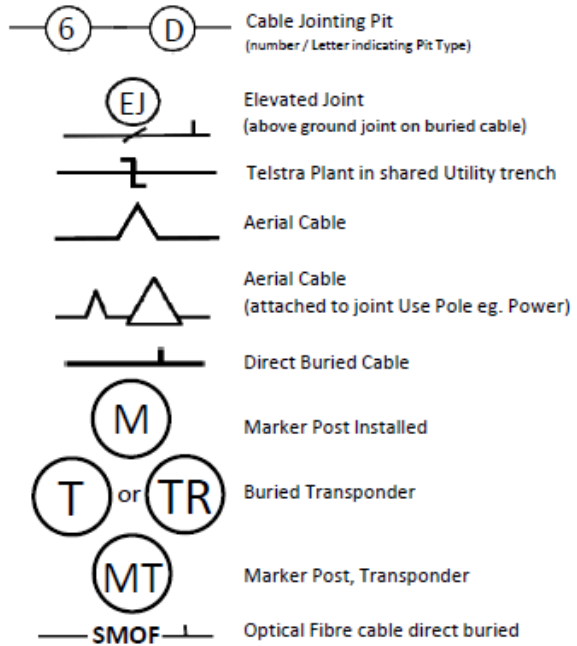
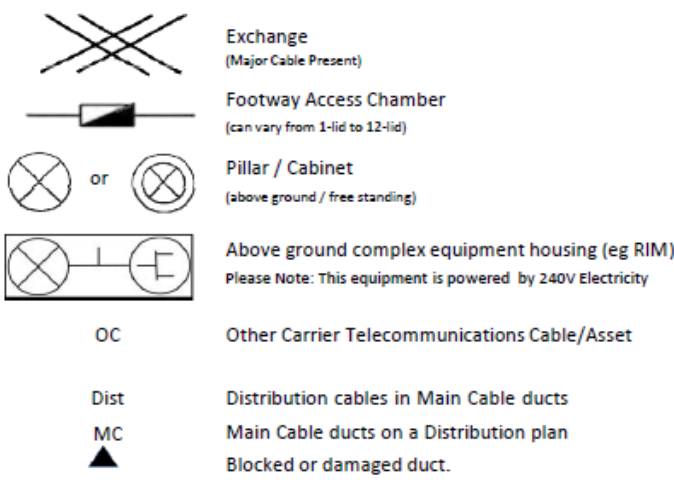
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 18/09/2024 12:36:48

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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.

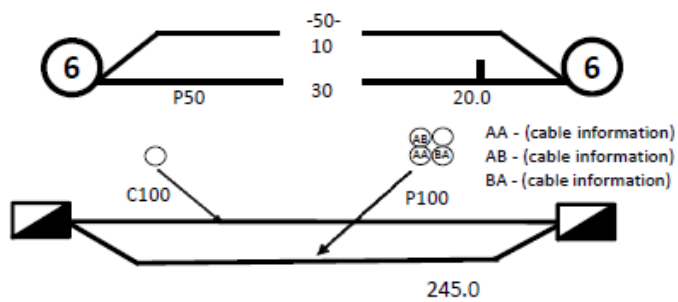
LEGEND



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



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
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	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"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

01/10/2024

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 1 CARLISLE STREET, MOUT MELVILLE

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$550.00 - \$680.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/rental-property-security-standards)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'K. Donnison', written over a light blue horizontal line.

Katie Donnison

Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.