

FOR SALE



Offers Above \$1,350,000

116 HARE STREET, MIDDLETON BEACH



TAKING LUXURY TO NEW HEIGHTS

- Quality two-storey brick and Colorbond home, corner block
- Panoramic views from the Porongurups to the Southern Ocean
- Open lounge, sunroom, dining area, theatre room, amazing kitchen
- Single garage, double high-clearance garage, games

Merrifield
REAL ESTATE

Tommie Watts

0476 514 921

0898414022

tommie@merrifield.com.au



 **4**  **2**  **6**  **577 m2**



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**

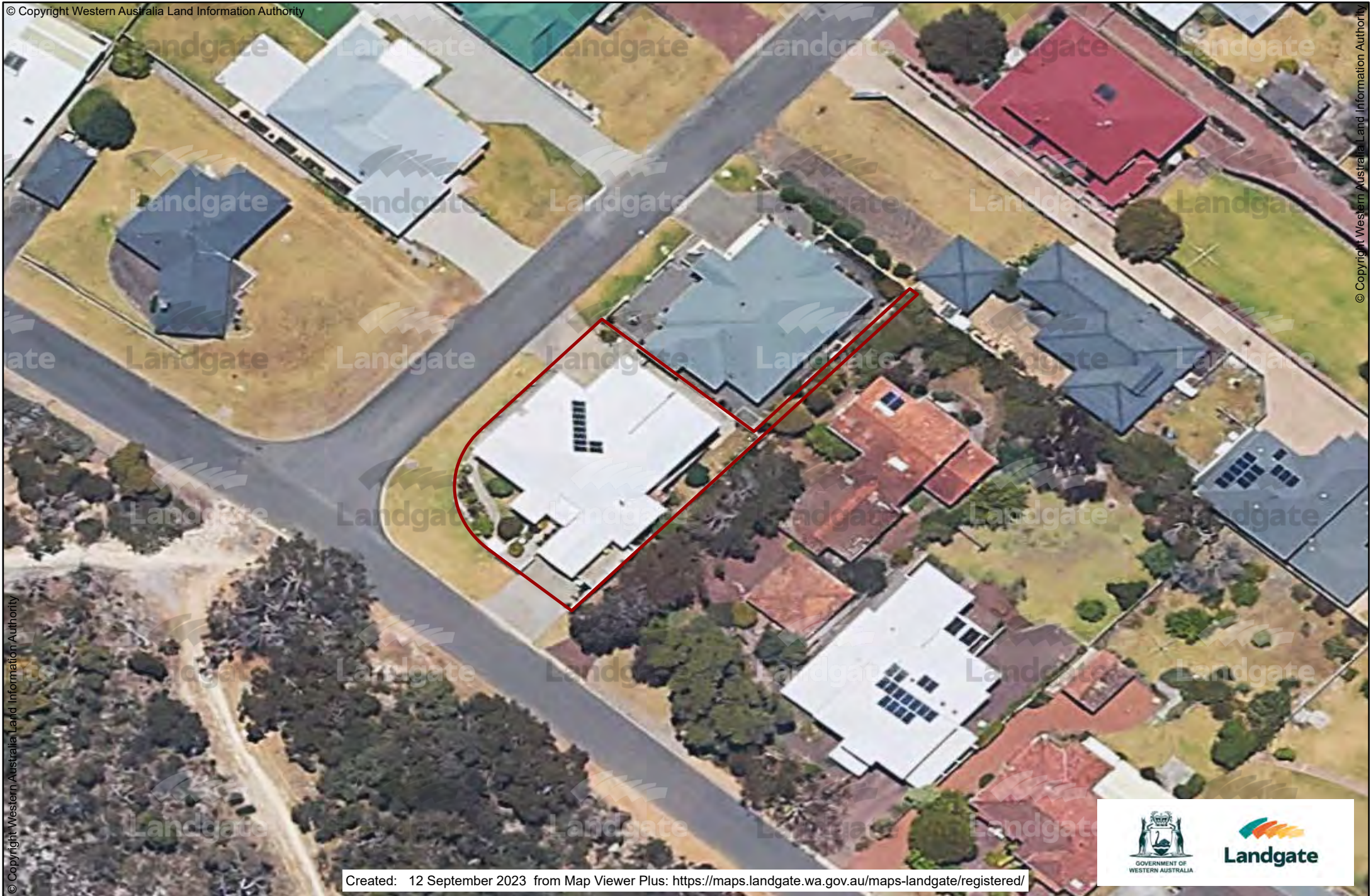
116 HARE STREET, MIDDLETON BEACH



Specification

Asking Price	Offers Above \$1,350,000	Land Size	577.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential
Parking	3	School Zone	Albany P.S / A.S.H.S
Sheds	Under Home Storage	Sewer	Connected
HWS	Present	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$3,292.08	Building Construction	Brick Veneer & Iron
Water Rates	\$1,525.99	Insulation	Unspecified
Strata Levies	N/A	Built/Builder	2006
Weekly Rent	\$800 - \$850 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	





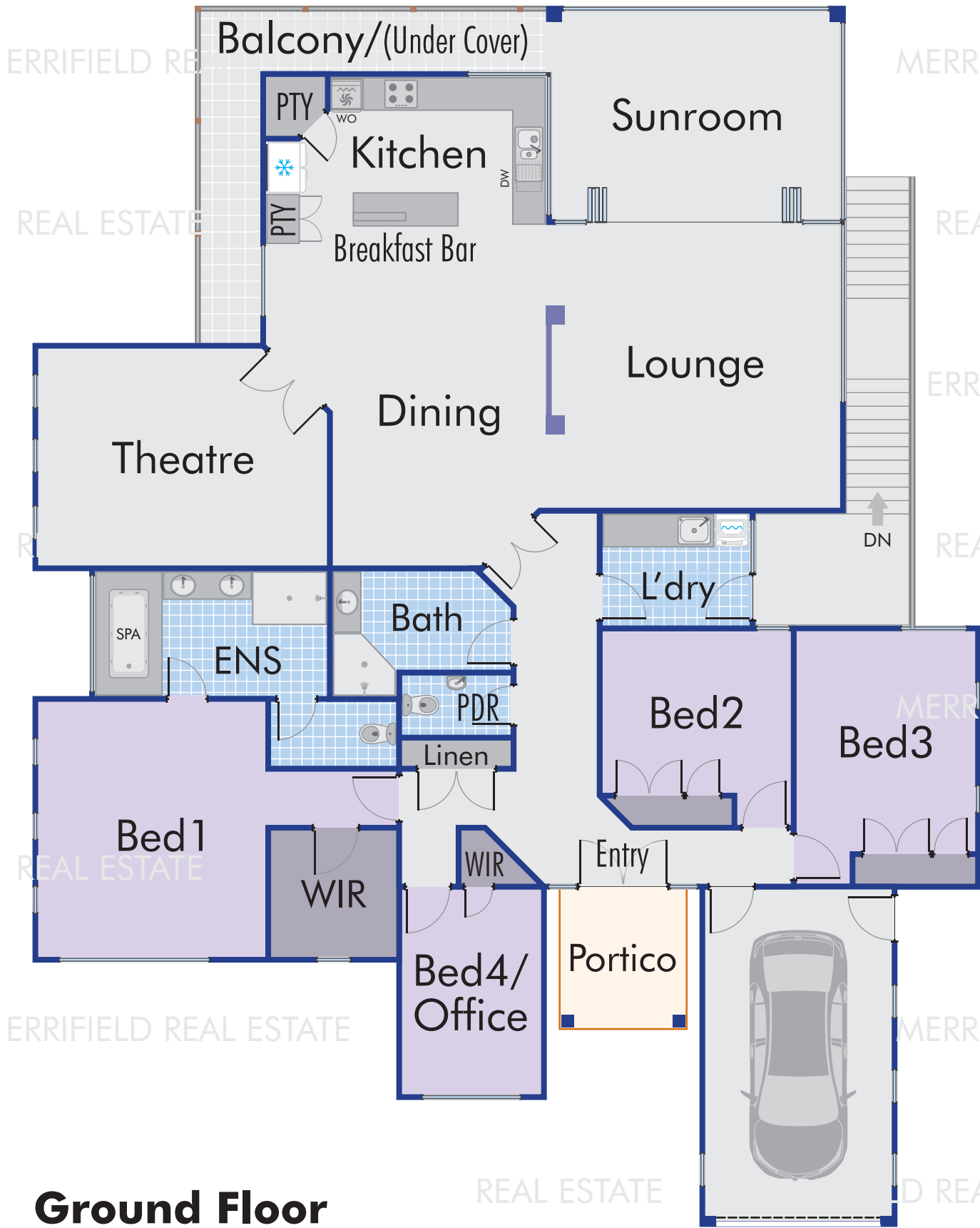
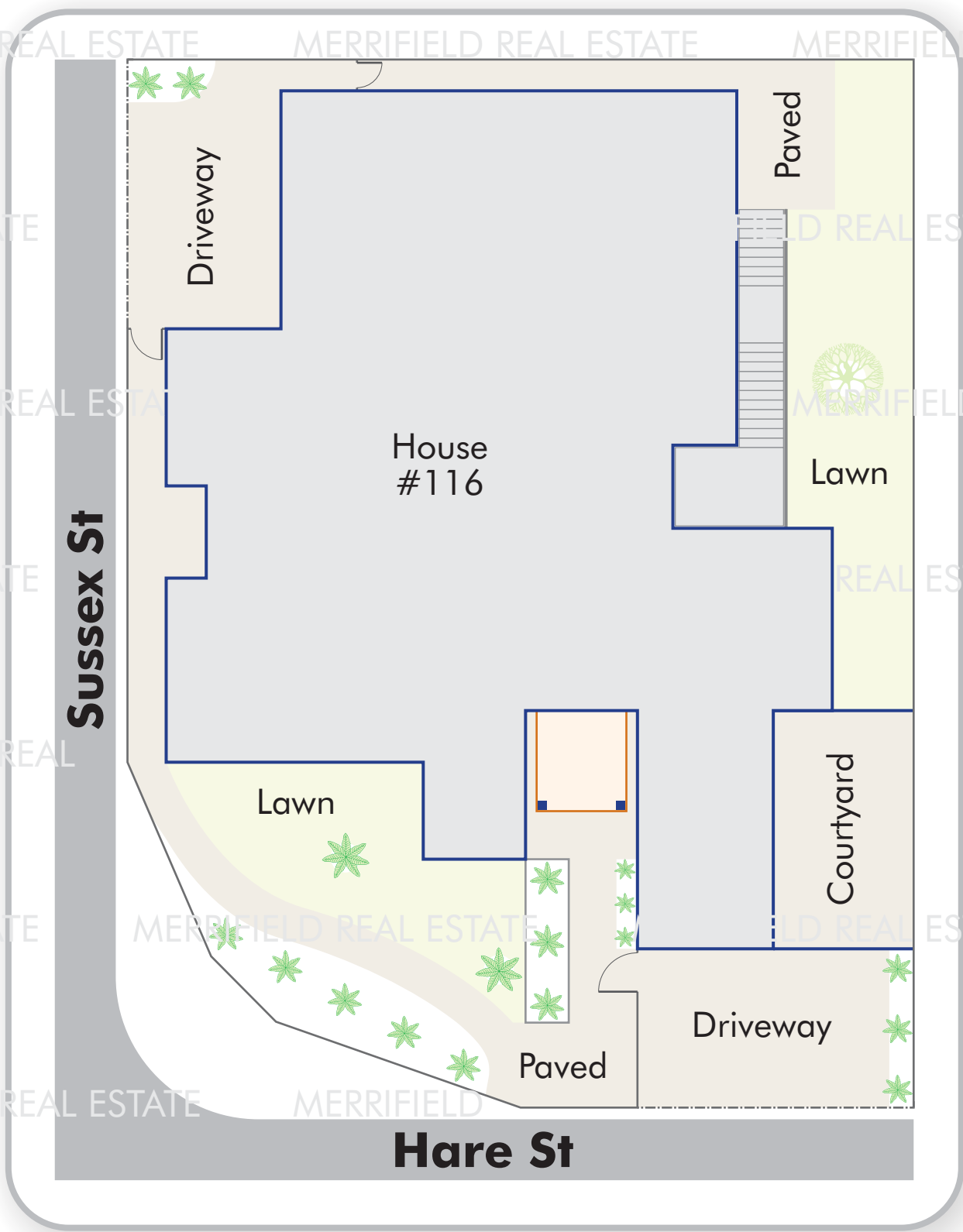
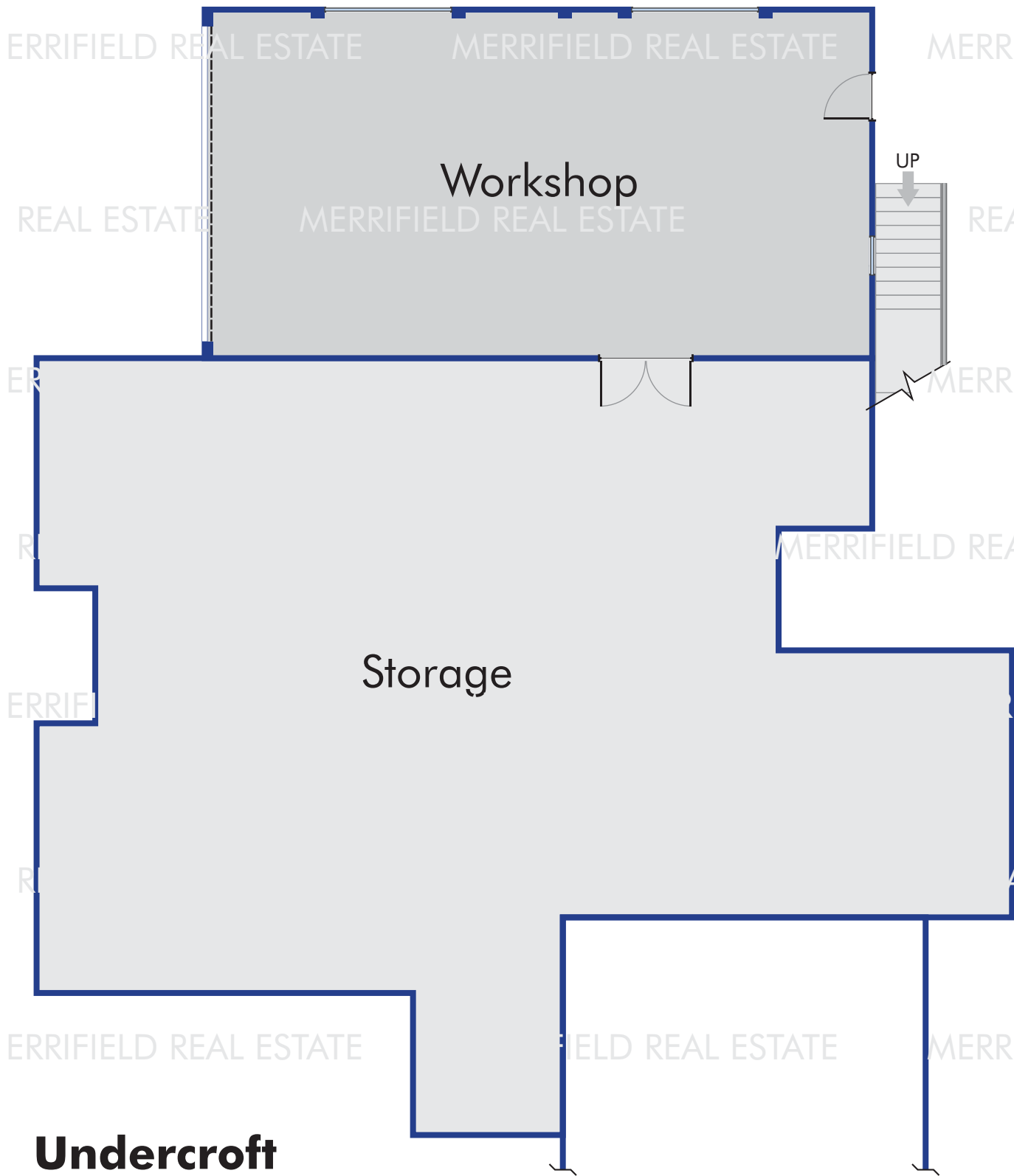
Created: 12 September 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



 4

 2

 2



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.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2188 98

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 90 ON DIAGRAM 99803

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DARRYL WALTER WITHAM OF 116 HARE STREET, MOUNT CLARENCE

(ND N098803) REGISTERED 21/8/2015

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: 2188-98 (90/D99803)
PREVIOUS TITLE: 1125-259
PROPERTY STREET ADDRESS: 116 HARE ST, MIDDLETON BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL: Not to be removed from the Department of Land Administration.

Application H396821

Volume 1125 Folio 259

WESTERN



AUSTRALIA

VOLUME FOLIO

2188 98

IN THE REGISTER



CERTIFICATE OF TITLE

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

The person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 22nd March, 2000

J. H. H. H.
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Albany Suburban Lot A12 and being Lot 90 on Diagram 99803, delineated on the map in the Third Schedule hereto.

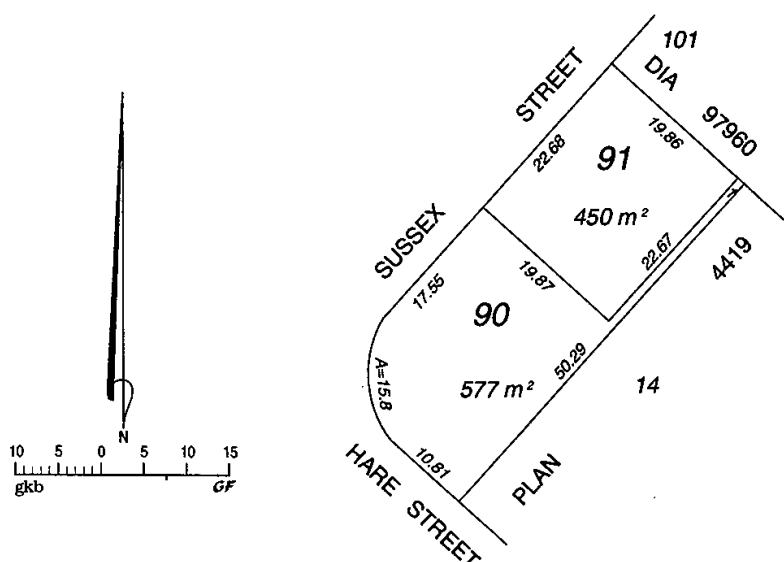
FIRST SCHEDULE (continued overleaf)

Alan Philip May and Rhonda Mae May both of 2 Sussex Street, Albany, as joint tenants.

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

Page 1 (of 2 pages)

FIRST SCHEDULE (continued)		NOTE : ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
PARTICULARS		INSTRUMENT		REGISTERED	TIME	SEAL & INITIAL
		NATURE	NUMBER			

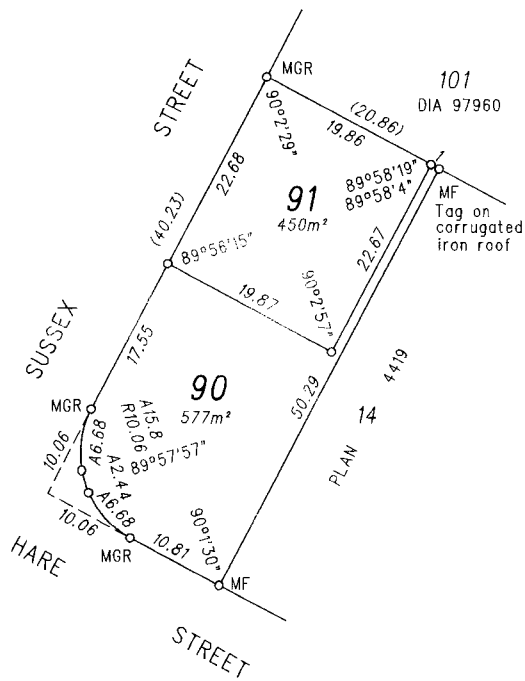
SECOND SCHEDULE (continued)	REGISTERED or LODGED	TIME	SEAL & INITIAL	CANCELLATION		REGISTERED or LODGED	SEAL & INITIAL
				NATURE	NUMBER		
<u>Mortgage H629136 to National Australia Bank Ltd.</u>	21.12.00	8.29					

Diagram 99803

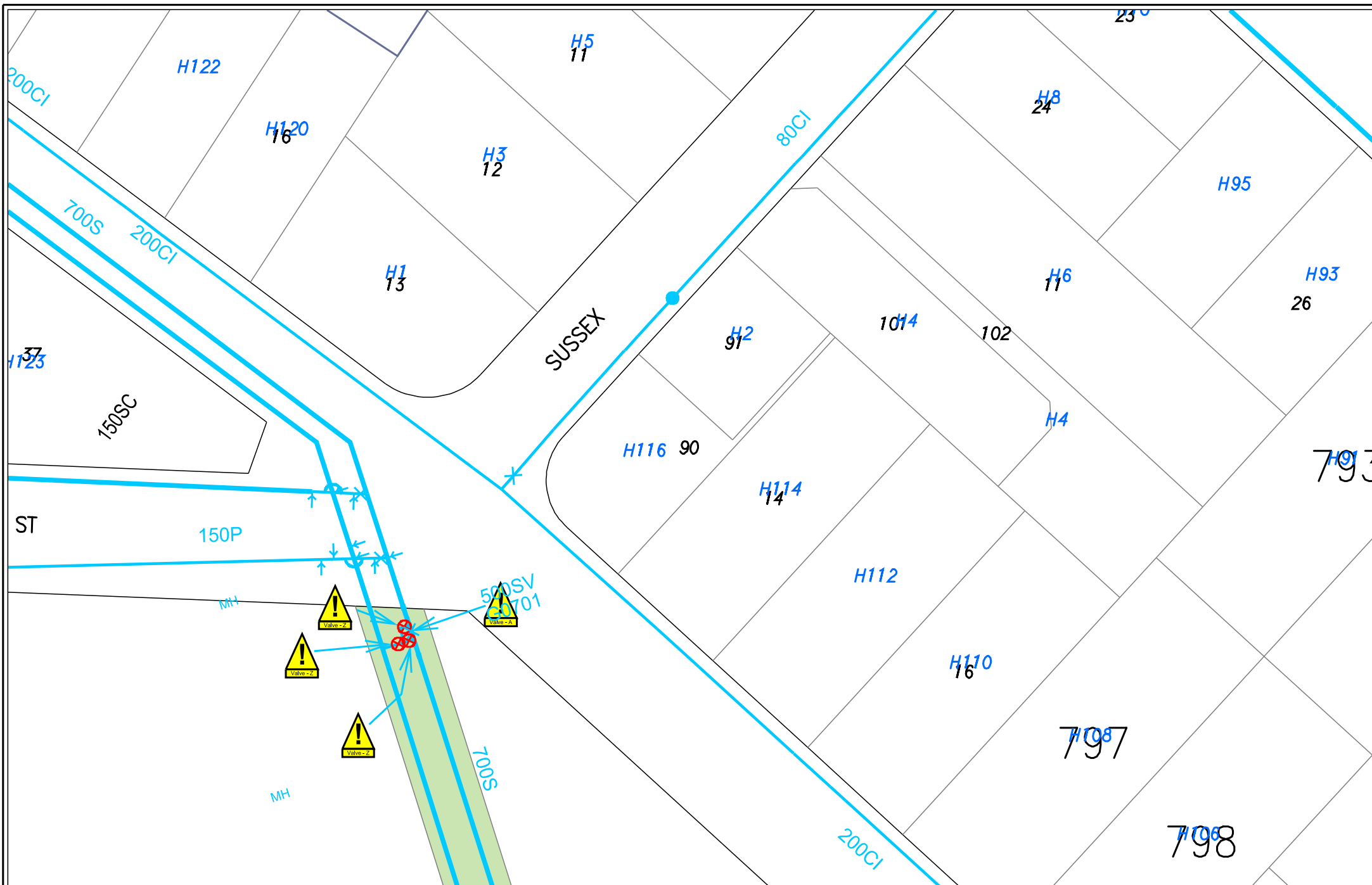
Lot	Certificate of Title	Lot Status	Part Lot
90	2188/98	Registered	
91	2188/99	Registered	

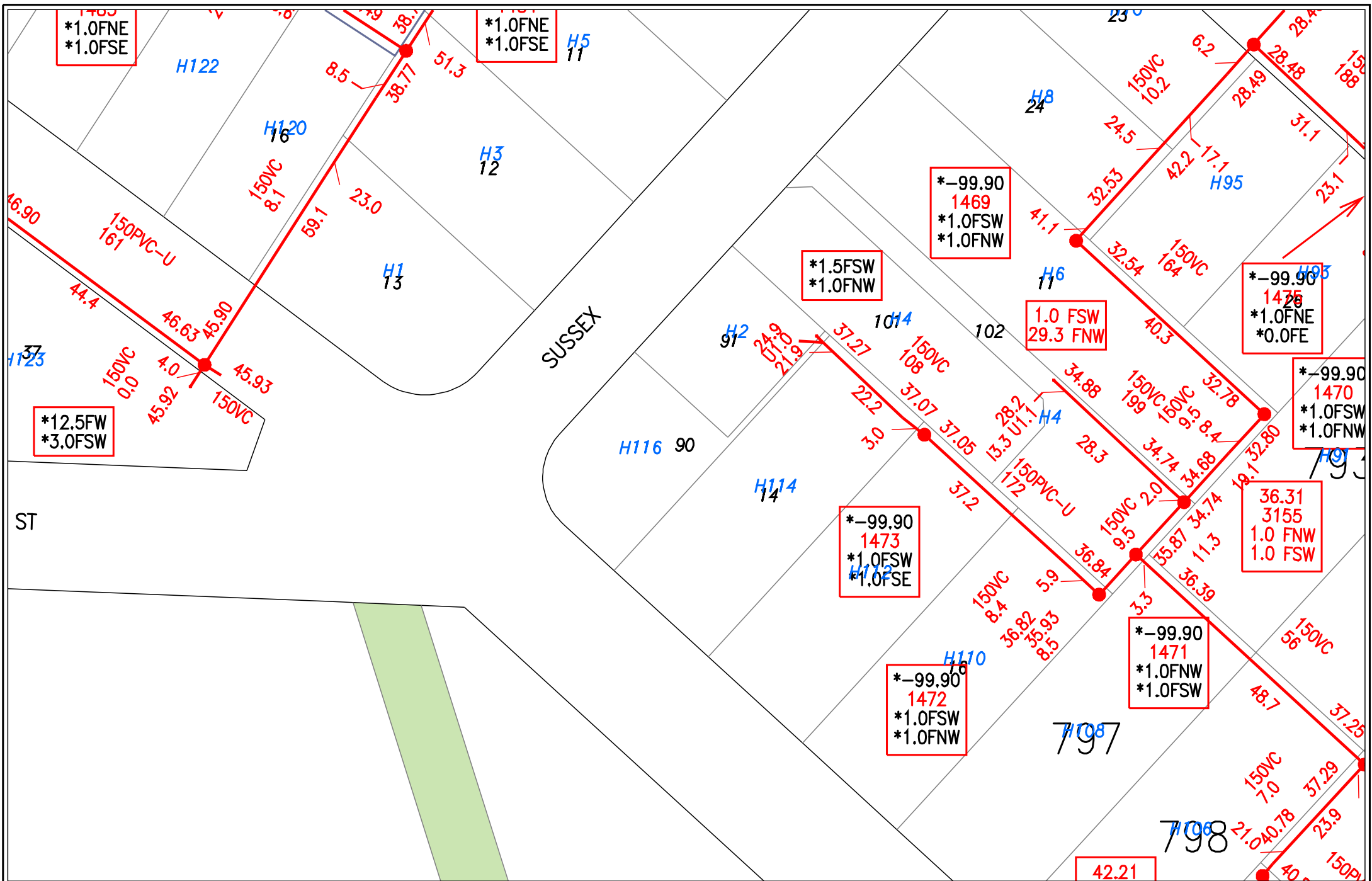
DIA 99803

A hand-drawn diagram showing a triangle with a line segment extending from one of its vertices. The extension forms a linear pair with the interior angle at that vertex, illustrating that the sum of the interior angles of a triangle is 180 degrees.



SURVEYOR'S CERTIFICATE - Reg. 54 E.A. HARLEY hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. <i>Signature</i> 4.2.2000 Licensed Surveyor Date HARLEY, HEDDERWICK & WEBBER PTY LTD CONSULTING LICENSED SURVEYORS 116 SERPENTINE ROAD, ALBANY Ph (08) 9841 7333 Fax (08) 9841 3843 ALSO AT BUNBURY AND BUSSETTON ORAWN JB45 15 DECEMBER 1999 12250AL1-01 A.C.N. 009 101 786		APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 111934 <i>Signature</i> FOR CHAIRMAN DATE 2/3/2000 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> EARLY ISSUE YES/NO LODGED </td> <td style="width: 50%;"> TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT C ANGELIDES DOCKET PLAN/DIAGRAM 99725 CERTIFIED CORRECT <i>A. Sullivan</i> 1/3/00 F.S.C. </td> </tr> </table> DATE 9.2.2000 FEE PAID \$253 ASSESS No 262655		EARLY ISSUE YES/NO LODGED	TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT C ANGELIDES DOCKET PLAN/DIAGRAM 99725 CERTIFIED CORRECT <i>A. Sullivan</i> 1/3/00 F.S.C.
EARLY ISSUE YES/NO LODGED	TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT C ANGELIDES DOCKET PLAN/DIAGRAM 99725 CERTIFIED CORRECT <i>A. Sullivan</i> 1/3/00 F.S.C.				
SCALE 1 : 500 ALL DISTANCES ARE IN METRES 0 5 10 15 20 25		IN ORDER FOR DEALINGS SUBJECT TO  DOLA Department of LAND ADMINISTRATION			
OFFICE OF TITLES DIAGRAM 99803		<i>Signature</i> 7.3.2000 FOR INSPECTOR OF PLANS & SURVEYS DATE APPROVED 223.002 APPROVED INSPECTOR OF PLANS & SURVEYS DATE			





Plan Legend (summary)

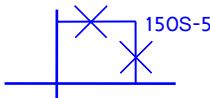
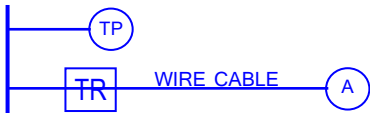
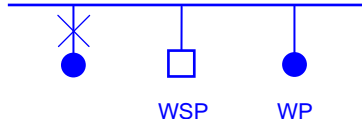
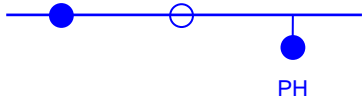
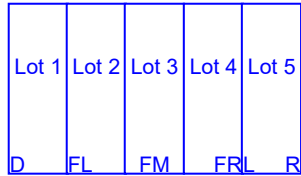
INFORMATION BROCHURE

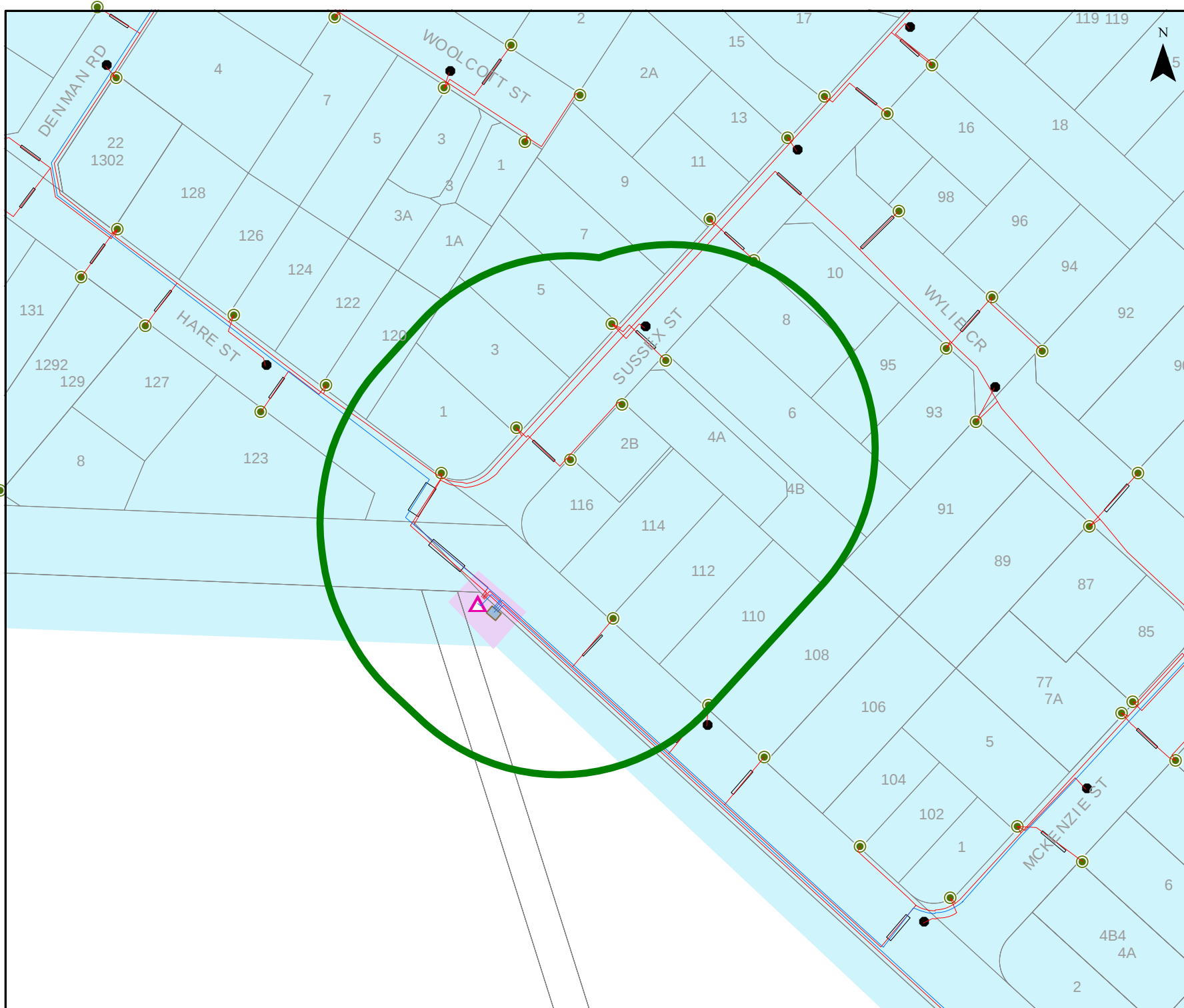


This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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

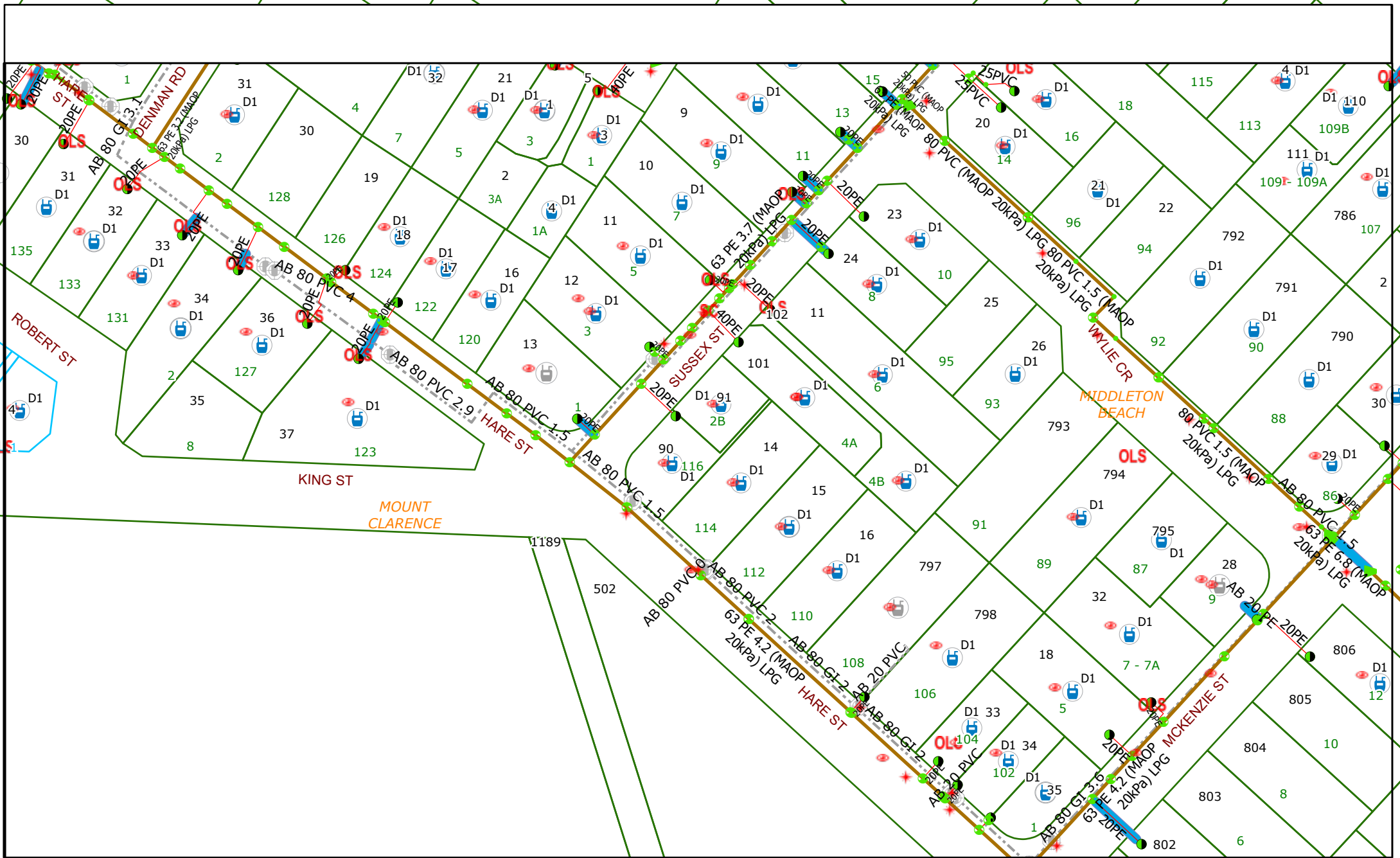
**This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.**

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

Information valid for 30 days from date of issue

A4	Scale : 1:1500
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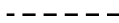
WARNING! Look out for overhead power lines



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 NETWORK

-  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
-  Stoppie
-  Odorizer
-  Junctions

PROTECTION DEVICES

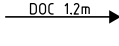
-  Test Point
-  Anode
-  Rectifier

FEATURES

FEATURE POINTS

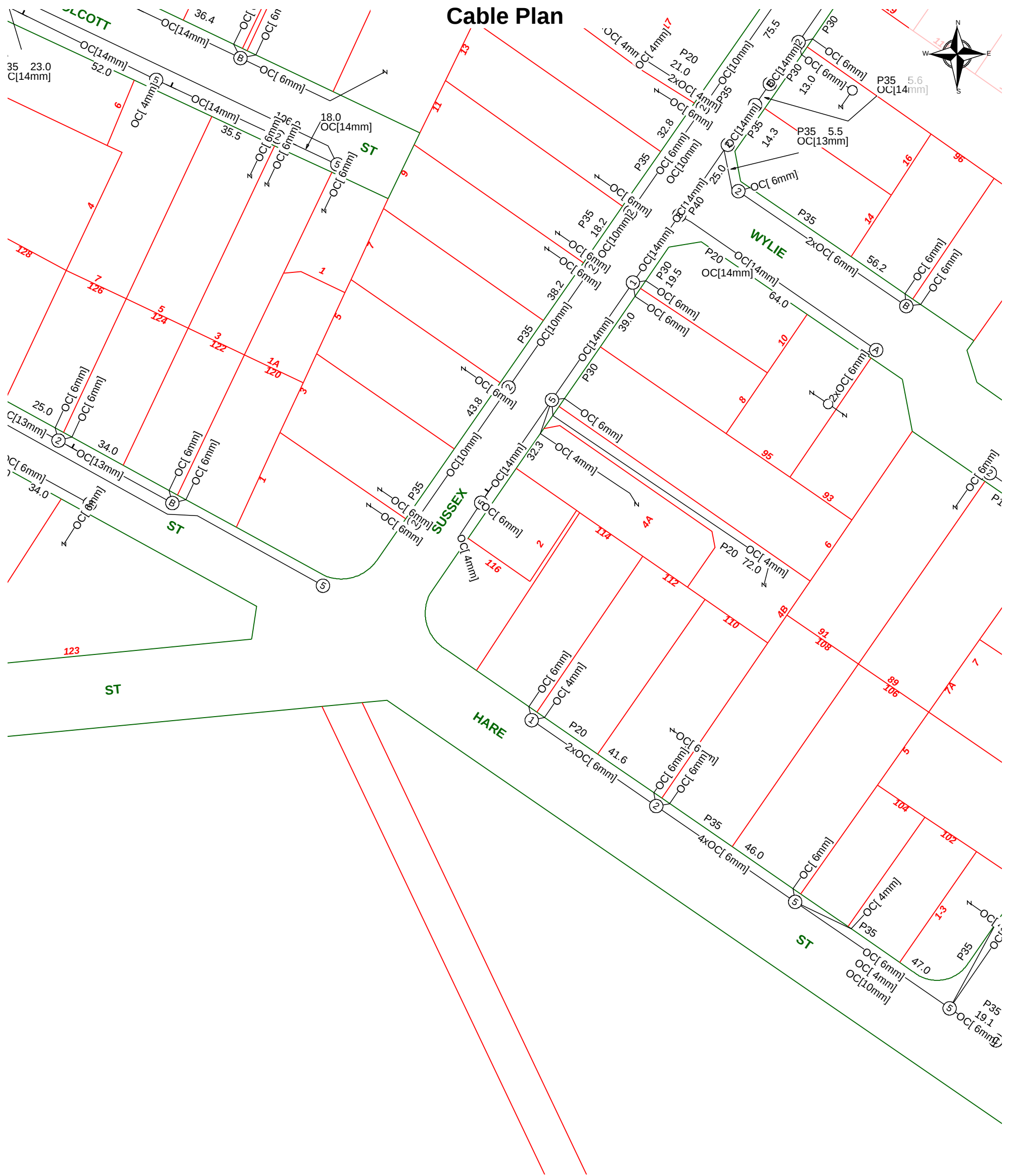
-  Side Elevation
-  Obstacle
-  See Details
-  Not Connected
-  Gas Service
-  Sign
-  Offline Service
-  Linked Document
-  Pre-Laid Service
-  Pre-Laid Service Stairs
-  Pre-Laid Service Tee
-  Asset end on Building / Property Line
-  Asset ends on Direction Peg

FEATURE LINES

-  Reference Line
-  Gas Pit
-  Arrow Pointer

FEATURE POLYGONS

-  Proving Location
-  Pressure Upgrade
-  Not Gassed
-  Suburb
-  Local Government



Sequence Number: 229138172

TELSTRA LIMITED A.C.N. 086 174 781

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.



OPENING ELECTRONIC MAP ATTACHMENTS -

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



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



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)



Telstra DBYD 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**

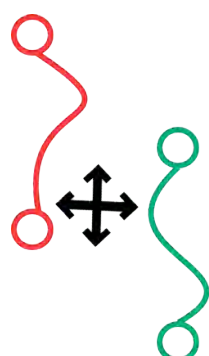
If you receive a message asking for a phone or account number say:

"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>

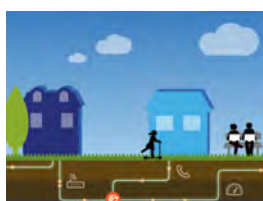
Certified Locating Organisation (CLO)

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



DBYDCertification

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

IT'S HOW
WE CONNECT



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

	Exchange (Major Cable Present)		Cable Jointing Pit (number / Letter indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable / Overhead (includes on wall)
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan Blocked or damaged duct.		Marker Post Installed
	Roadside / Front Boundary 2 pair lead-in to property from pit in street 1		Buried Transponder
	pair working (pair ID 059) 1 pair dead (i.e. spare, not connected)		Marker Post, Transponder
	Side / Rear Property Boundary Property Number		Optical Fibre cable direct buried
	Single to multiple round conduit Configurations 1.2.4.9 respectively (attached text denotes conduit type and size)	Some examples of conduit type and size: A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware Conduit sizes <i>nominally</i> range from 20mm to 100mm P50 50mm PVC conduit P100 100mm PVC conduit A100 100mm asbestos cement conduit	
	Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)		
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)	

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

31/08/2023

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 116 HARE STREET, MIDDLETON BEACH

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 **\$800.00 - \$850.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

In our opinion the property does require some works to be completed to bring it up to rental standard, these items have been listed below in rank of what must be done 'required' and recommended works. We recommend you seek further information from the undersigned as to what works are necessary to be completed.

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 \(commerce.wa.gov.au\)](#)

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

Yours faithfully,

A handwritten signature in blue ink, consisting of a stylized 'K' and 'T' intertwined.

Kylie Tschabotar

Residential Business Development 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.