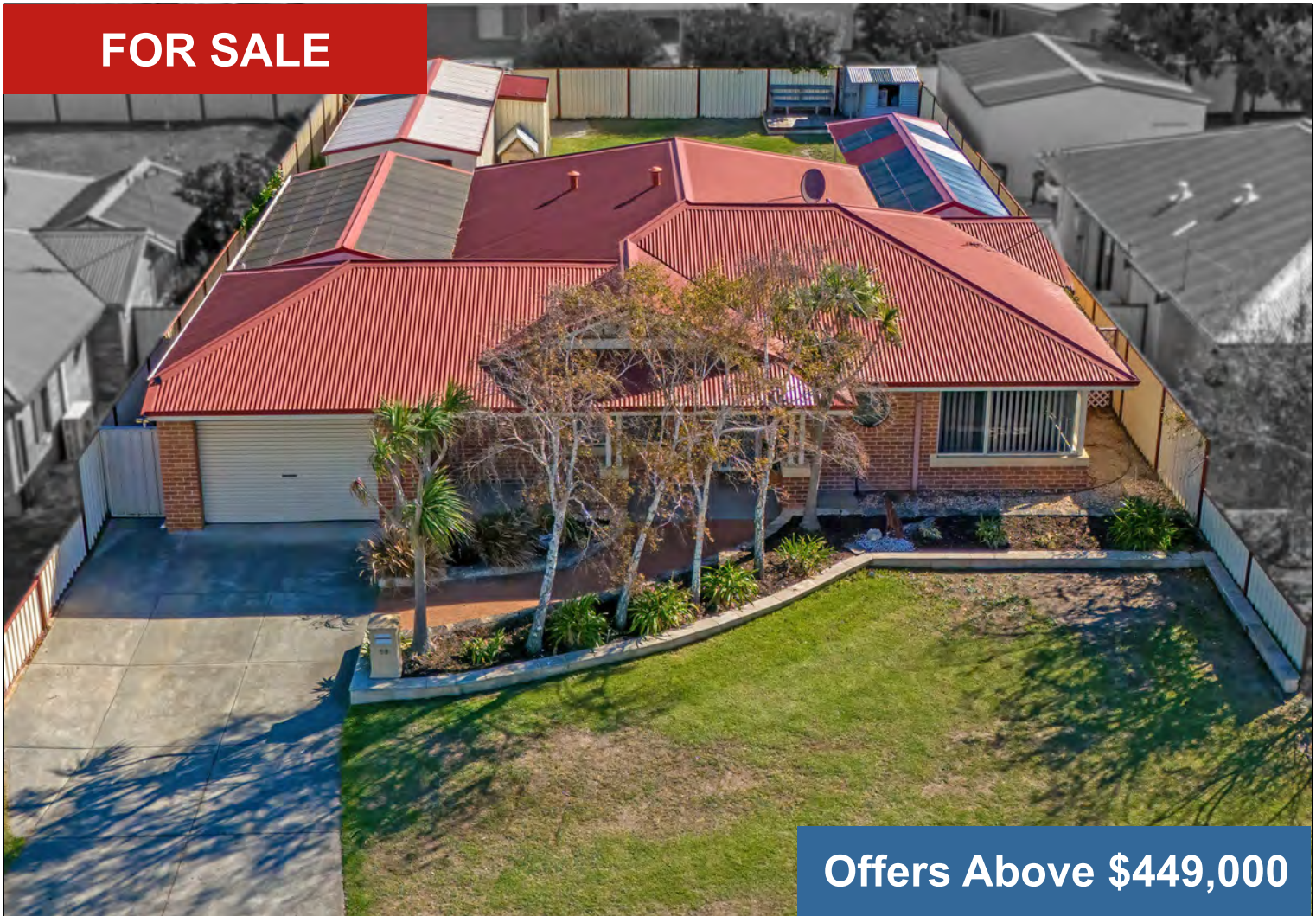


FOR SALE



Offers Above \$449,000

59 MCGONNELL ROAD, MCKAIL



FIND YOUR OWN SPACE IN SMART ENTERTAINER

- Well-designed family home or rental investment property
- Brick and Colorbond, air conditioning, hot water system replaced
- Open living/dining room, family room, long patio
- Garage, drive-through to powered shed, fenced yard
- Close to schools, supermarket, parks; easy care block

 **3**  **1**  **4**  **685 m2**

Merrifield
REAL ESTATE

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

59 MCGONNELL ROAD, MCKAIL

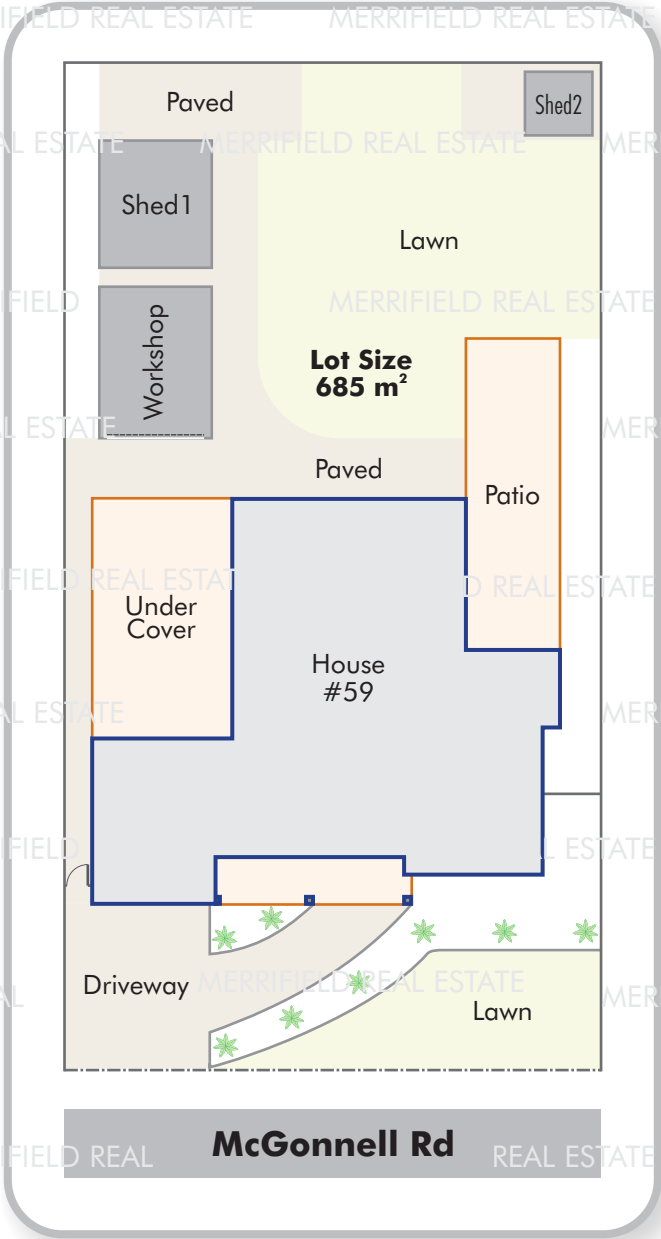


Specification

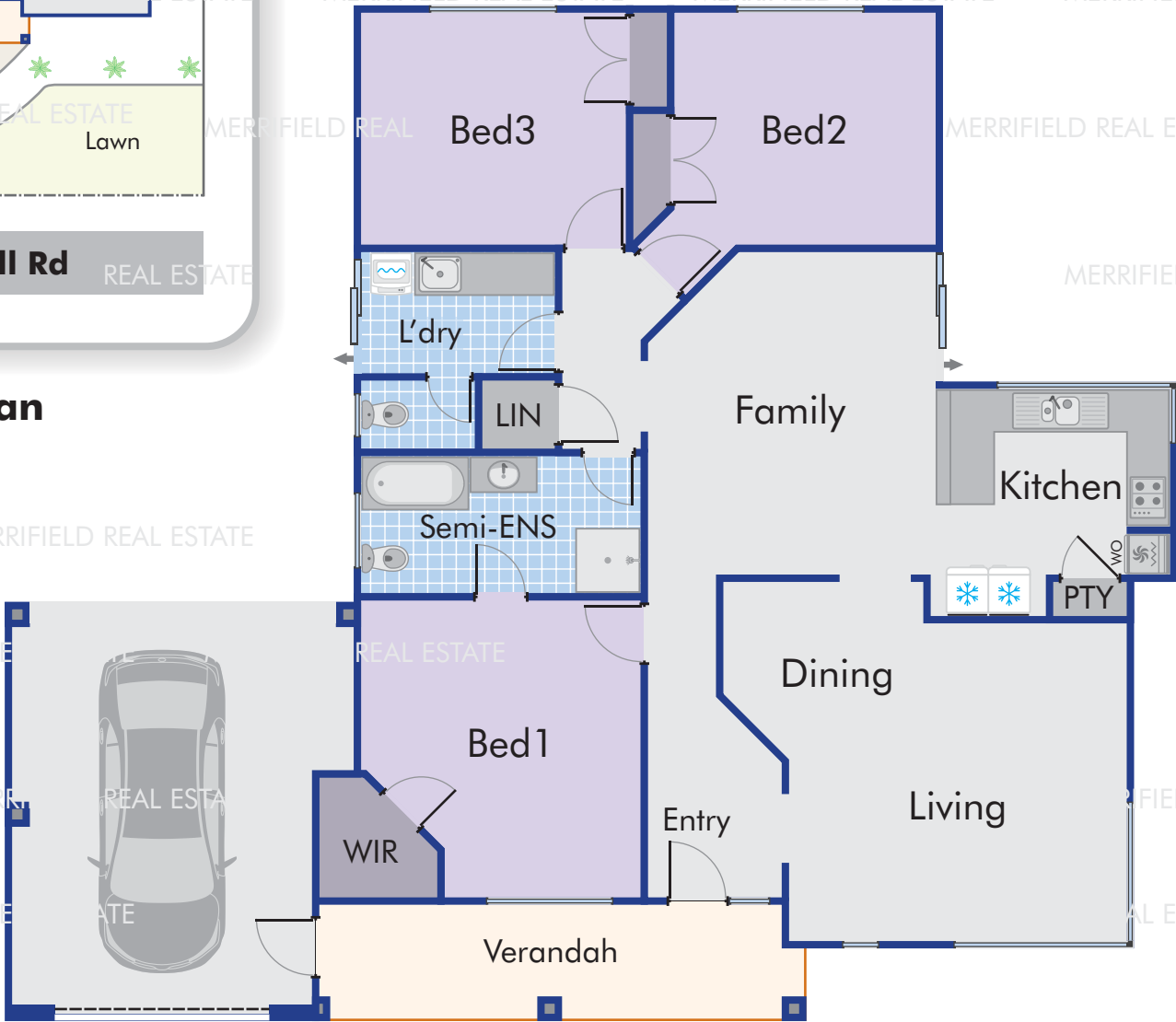
Asking Price	Offers Above \$449,000	Land Size	685.00 m2
Bedrooms	3	Frontage	19m
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential R20
Parking	2	School Zone	Mt Lockyer P.S. & N.A.S.H.S
Sheds	Powered Shed	Sewer	Connected
HWS	Gas Storage Unit	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$2,439.41	Building Construction	Brick Veneer & Colorbond
Water Rates	\$1,525.99	Insulation	Not Specified
Strata Levies	N/A	Built/Builder	2001
Weekly Rent	\$500 - \$550 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



3 | 1 | 1



Site Plan

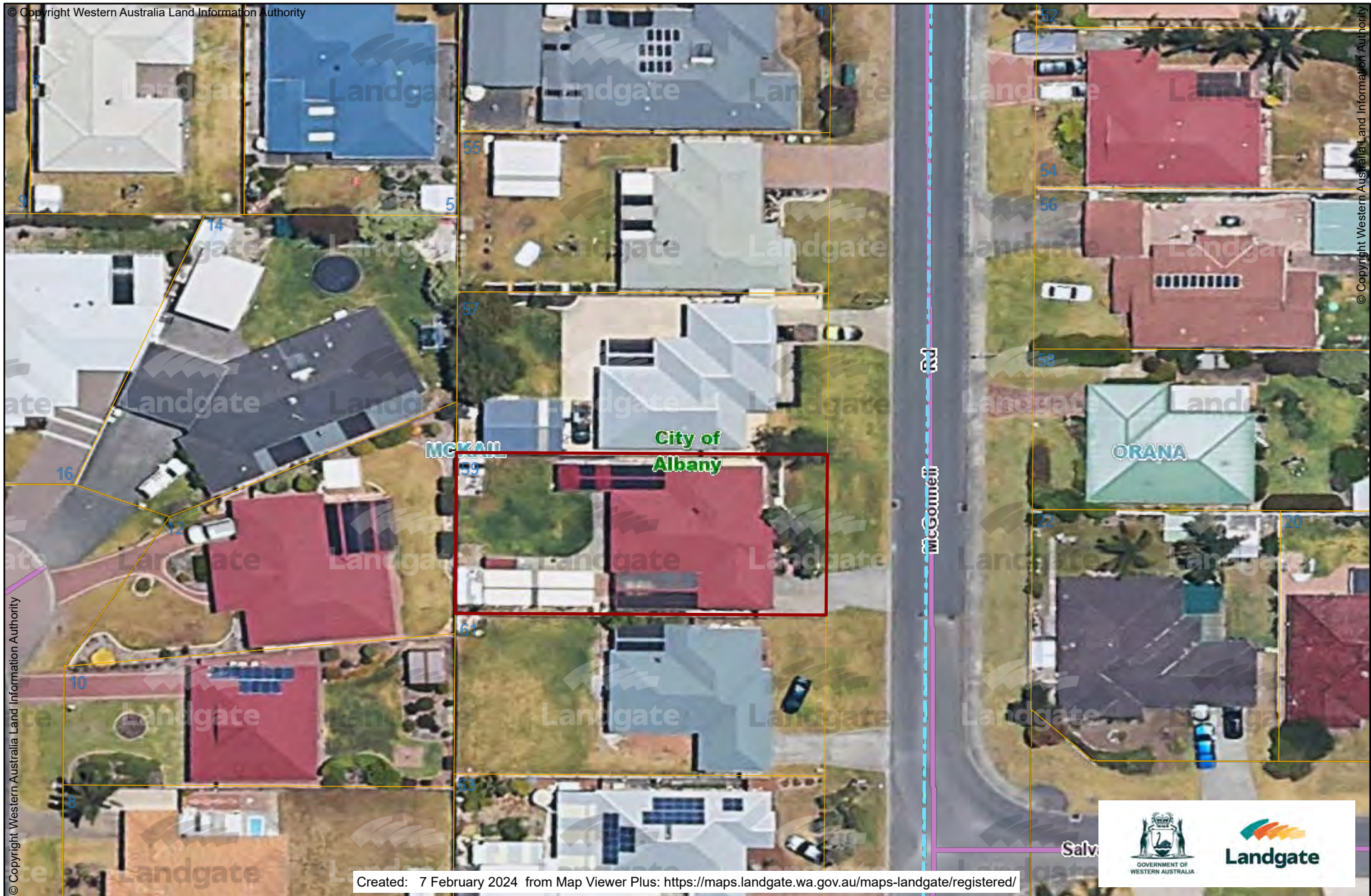


Floor Plan

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.

-- Map Viewer Plus --

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Created: 7 February 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2191

548

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 488 ON PLAN 24061

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

NICHOLE TERESA HORTON OF 59 MCGONNELL ROAD MCKAIL WA 6330

(ND O818152) REGISTERED 28/7/2021

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE PLAN 24061.
2. J591421 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 19/1/2006.

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: 2191-548 (488/P24061)
PREVIOUS TITLE: 2133-301
PROPERTY STREET ADDRESS: 59 MCGONNELL RD, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

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

Application H453245

Volume 2133 Folio 301

WESTERN



AUSTRALIA

VOLUME FOLIO

2191 548

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 24th May, 2000

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 399 and being Lot 488 on Plan 24061, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

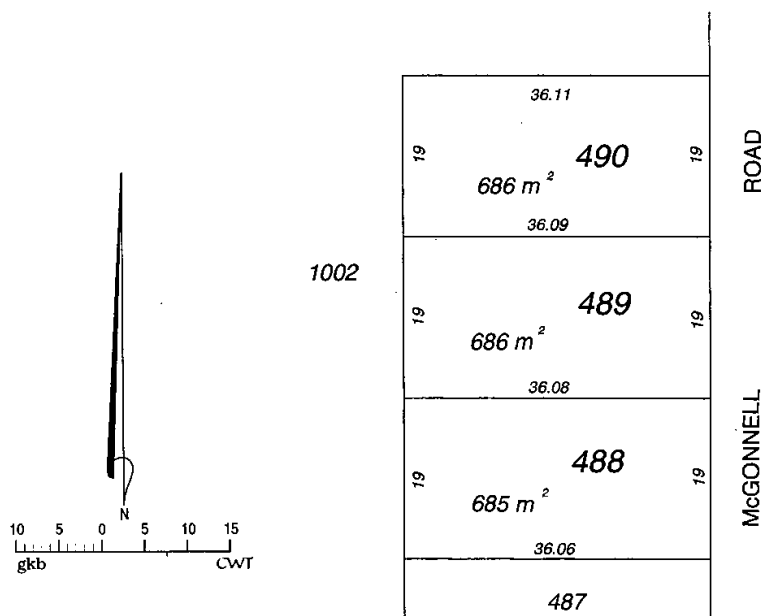
~~Eric Brook of 6 Binns Court, North Fremantle.~~



SECOND SCHEDULE (continued overleaf)


1. EASEMENT for Sewerage purposes created on Plan 24061 under Section 27A TP&D Act.
2. MORTGAGE H453249 to National Australia Bank Ltd. Registered 24.5.00 at 12.52 hrs.

THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

VOLUME FOLIO
2191 548
IN THE REGISTER

FIRST SCHEDULE (continued)	NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS					
	PARTICULARS		INSTRUMENT		REGISTERED	TIME
			NATURE	NUMBER		SEAL & INITIAL
	John Dekker and Tanya Wilma Dekker both of Post Office Box 1826, Albany, as joint tenants.		Transfer	H453248	24.5.00	12.52 

SECOND SCHEDULE (continued)	REGISTERED or LODGED	TIME	SEAL & INITIAL	CANCELLATION		REGISTERED or LODGED	SEAL & INITIAL
				NATURE	NUMBER		

Plan 24061

Lot	Certificate of Title	Lot Status	Part Lot
144	LR3122/15	Registered	
145	LR3122/16	Registered	
462	2191/541	Registered	
463	2191/542	Registered	
464	2191/543	Registered	
484	2191/544	Registered	
485	2191/545	Registered	
486	2191/546	Registered	
487	2191/547	Registered	
488	2191/548	Registered	
489	2191/549	Registered	
490	2191/550	Registered	
512	N/A	Retired	
1002	N/A	Retired	
8093	LR3122/10	Registered	

PLAN 24061

Diagram illustrating a 90° corner enlargement with parallel easements. The diagram shows a 90° corner formed by two intersecting lines. The original corner is marked with a 90° angle. The enlargement is shown with a 36.11' offset from the original corner. The diagram includes dimensions for the easements: 1.5m wide parallel easement and 3m wide parallel easement. The diagram is labeled with 1002, 490, and 490. The diagram is labeled with 1002, 490, and 490. The diagram is labeled with 1002, 490, and 490.

ENLARGEMENT AT
NOT TO SCALE

CLEAVE CLOSE



ENLARGEMENT AT
NOT TO SCALE

77.1161





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

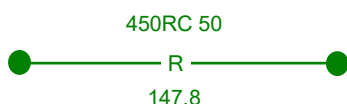
S steel

VC vitrified clay



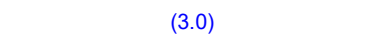
CANNING TRUNK MAIN

100AC GEYER PL P.M. AG47



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.)



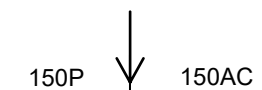
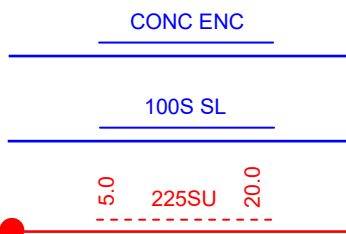
OTHER PIPE SYMBOLS

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

MWA12345 or PWD12345 or CK43

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).



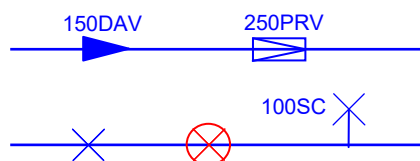
PIPE OVERPASS

The overpass symbol indicates the shallower of the two pipes.



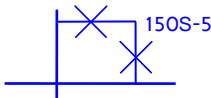
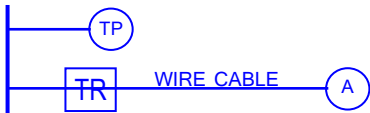





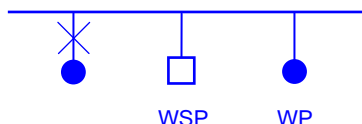
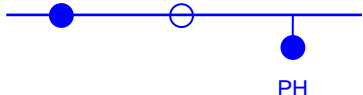
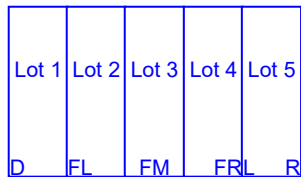


VALVES

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.											
<div><div>26.24 V1234 7.0 ASE 2.0 FSW</div><div>4.01 0438 4.2 FE 1.0 FN</div></div>	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											
<table><tr><td>Lot 1</td><td>Lot 2</td><td>Lot 3</td><td>Lot 4</td><td>Lot 5</td></tr><tr><td>D</td><td>FL</td><td>FM</td><td>FRL</td><td>R</td></tr></table>	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	D	FL	FM	FRL	R	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.	
Lot 1	Lot 2	Lot 3	Lot 4	Lot 5								
D	FL	FM	FRL	R								
	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**.

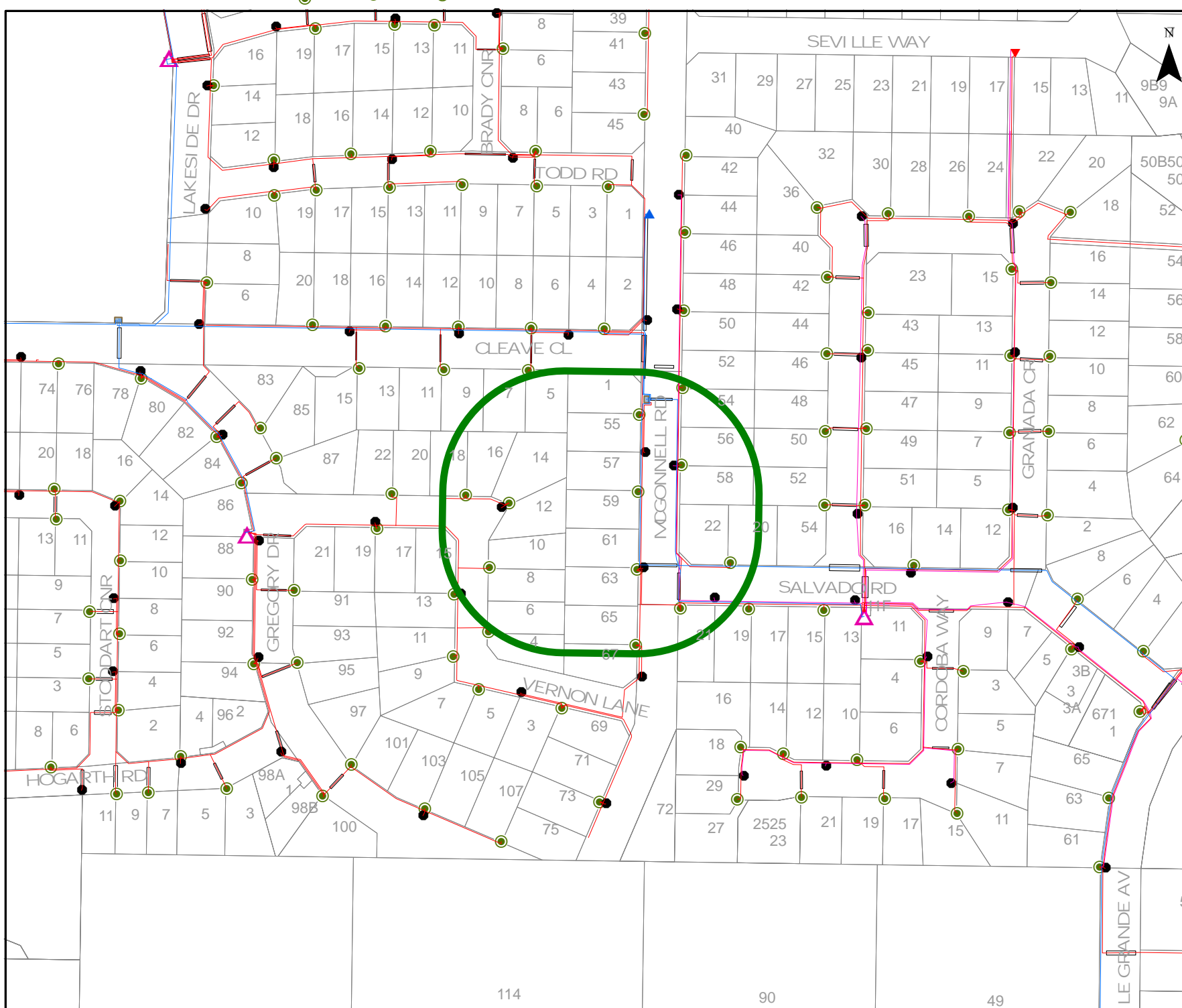
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

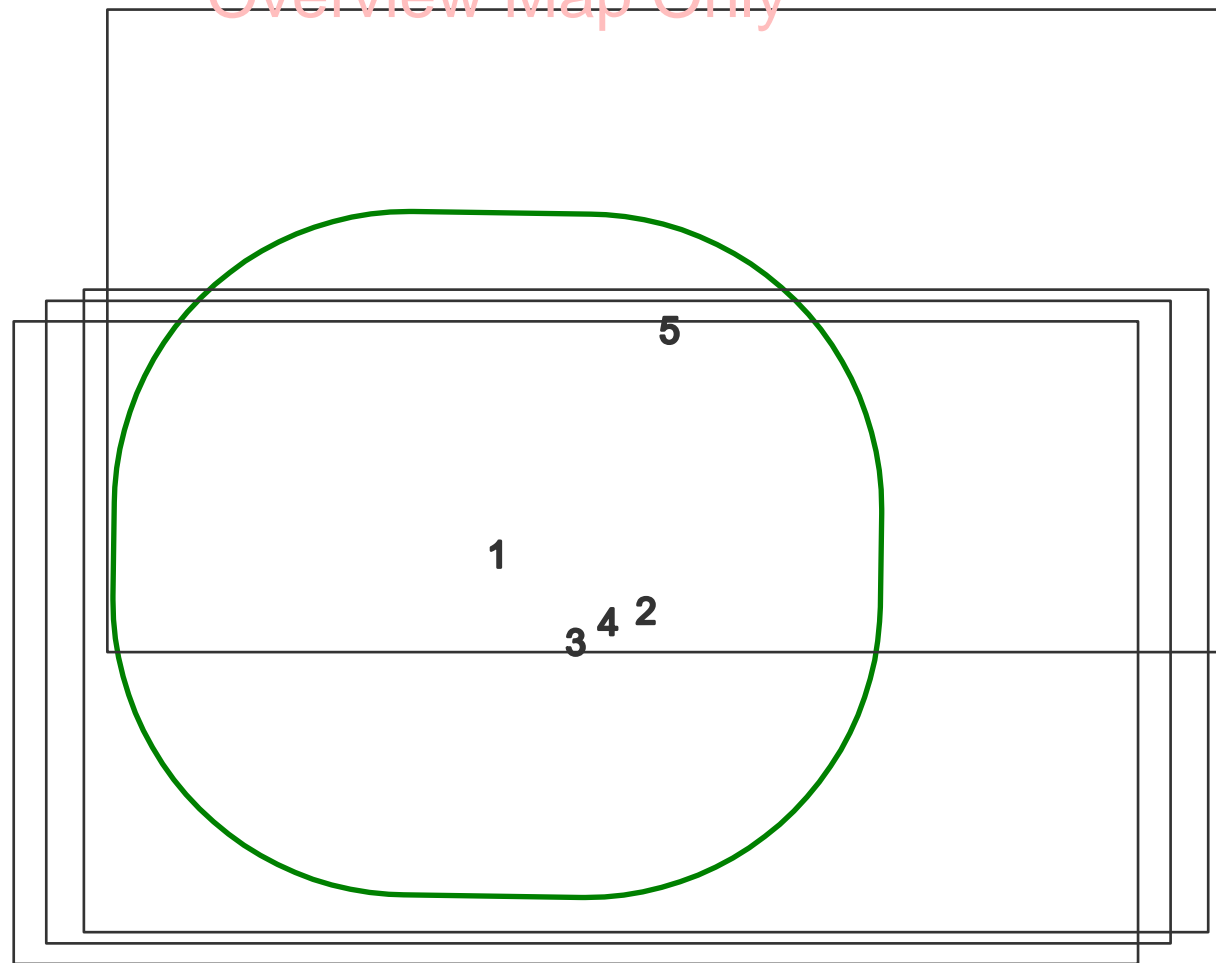
A4

Scale : 1:2500

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



Overview Map Only



Sequence No: 235117536

Map Title:

Scale: 1:1537

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 35989606

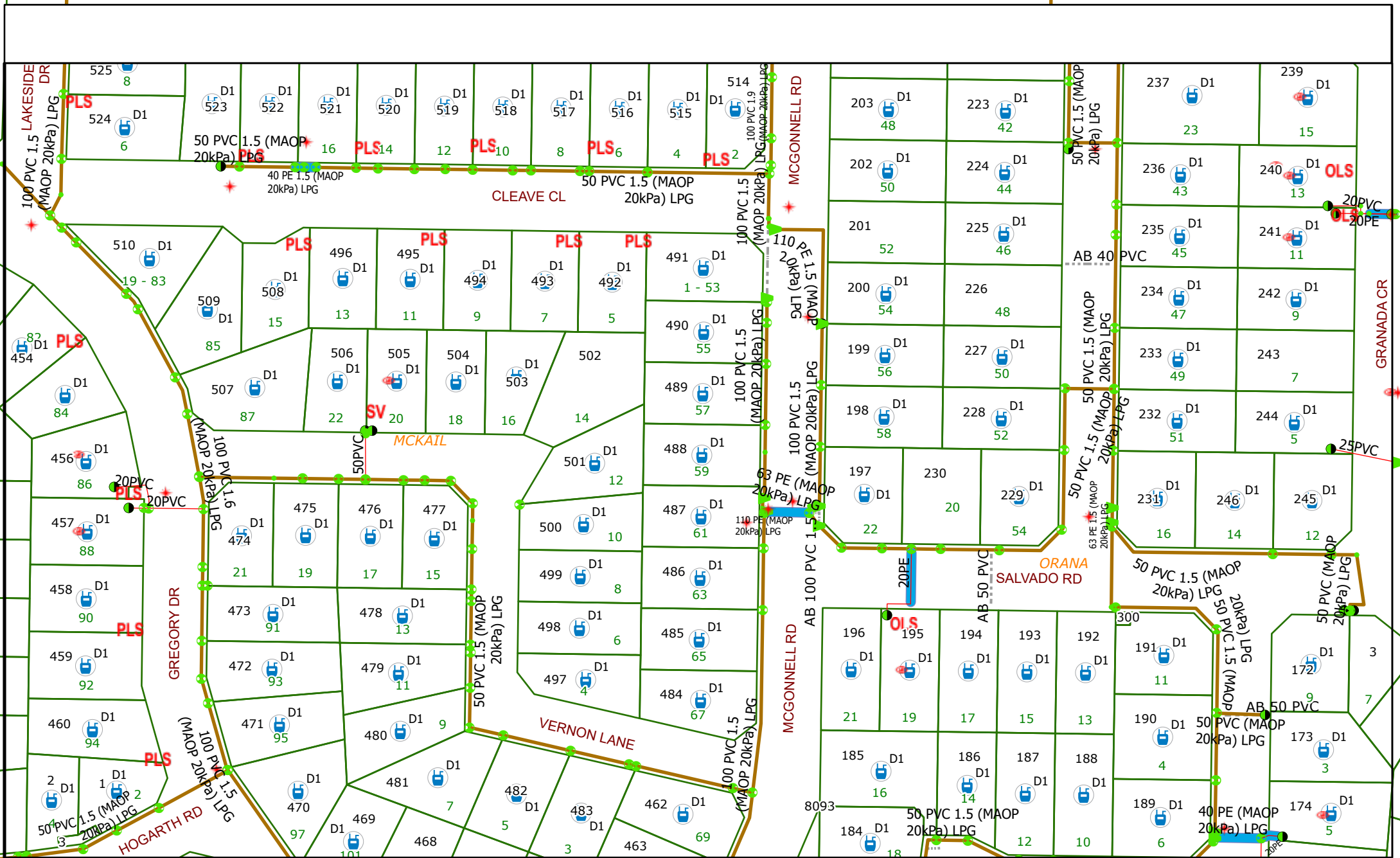
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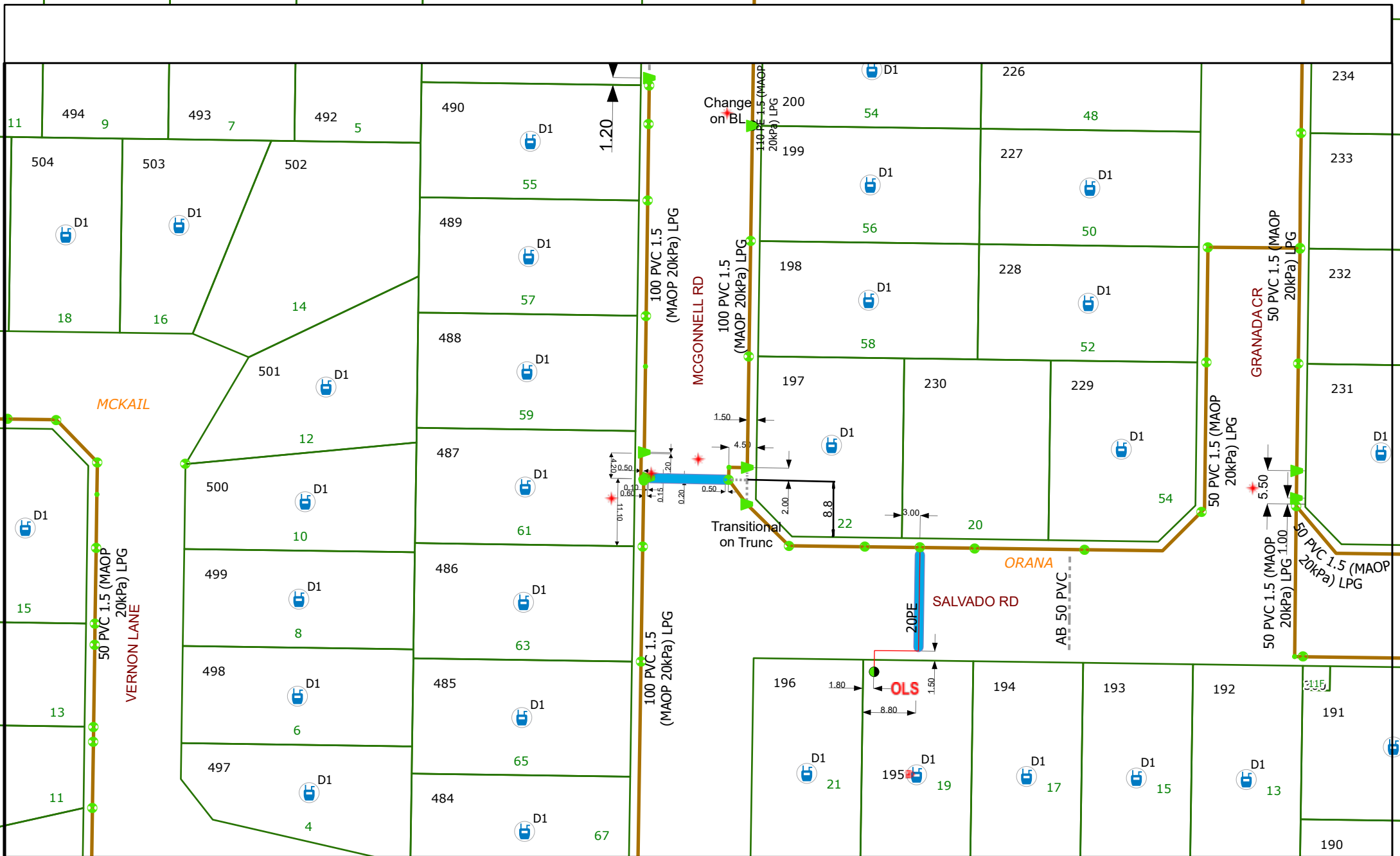
Location: 59 McGonnell Rd, McKail 6330



Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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Sequence No: 235117536

Map Tile: 2

Scale: 1:800

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Job No: 35989606

Date: 7/02/2024

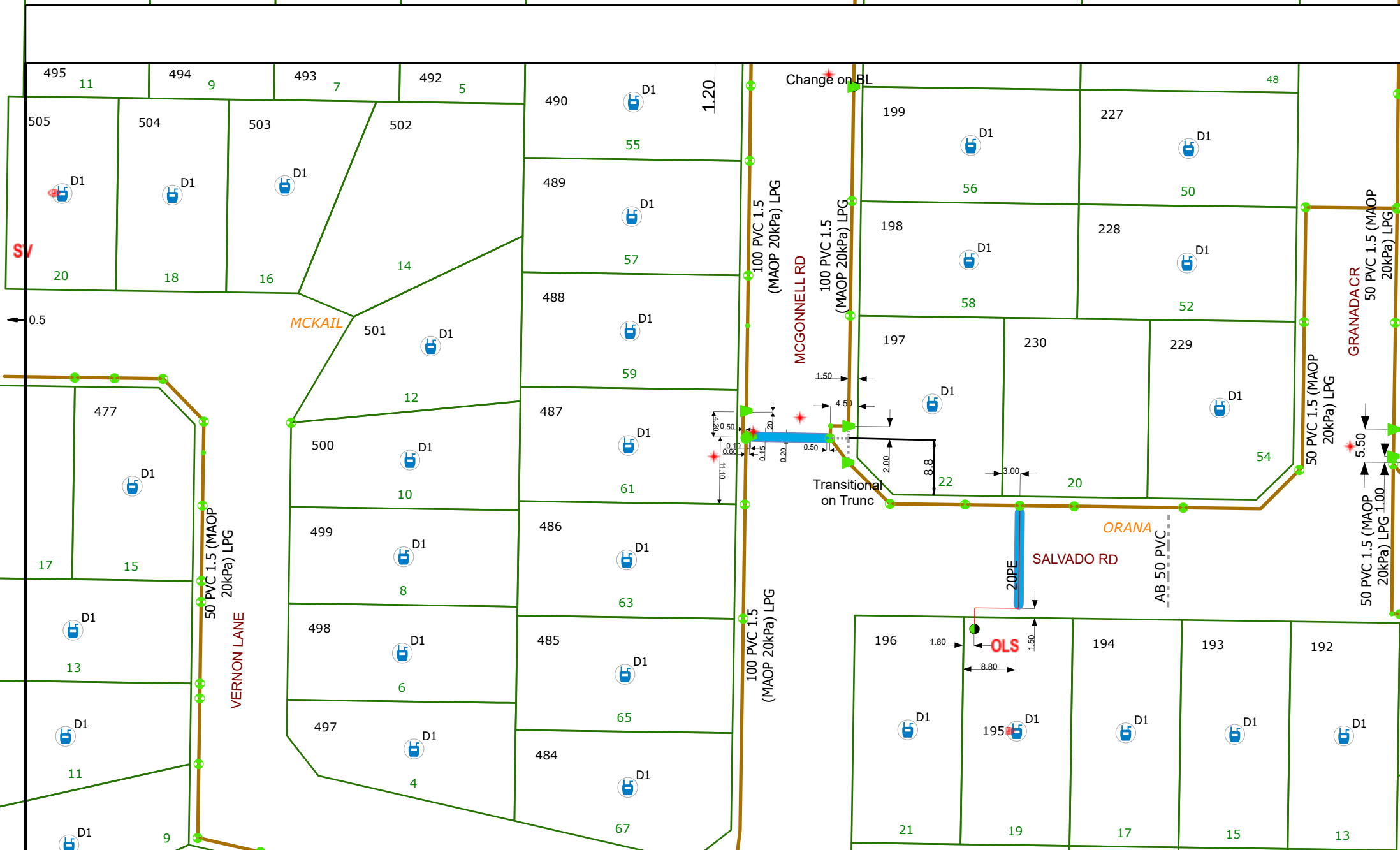
Location: 59 McGonnell Rd, McKail 6330



ATCO

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Sequence No: 235117536

Map Tile: 3

Scale: 1:800

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ABN 90 089 531 975

Job No: 35989606

Date: 7/02/2024

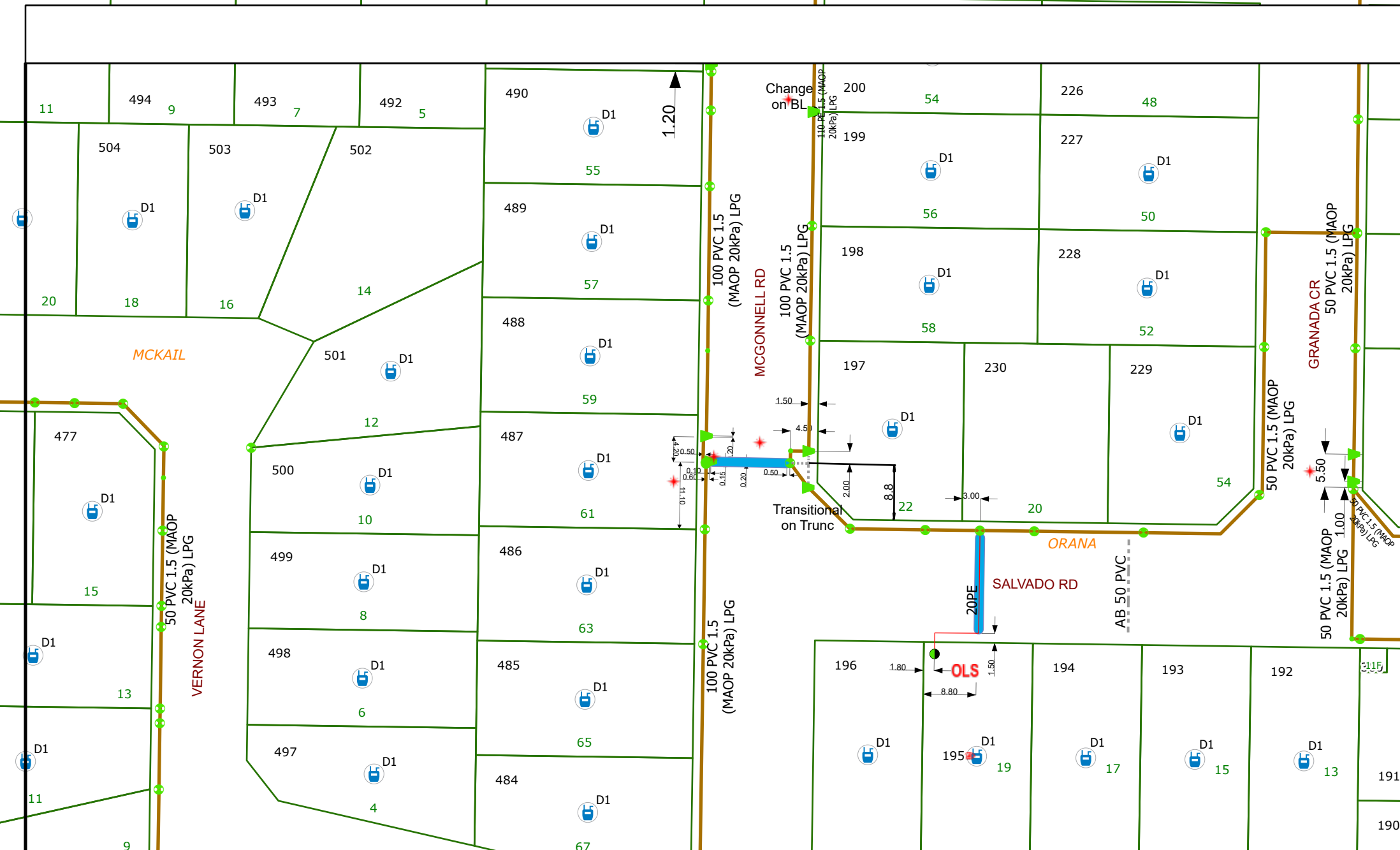
Location: 59 McGonnell Rd, McKail 6330



ATCO

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Sequence No: 235117536

Map Tile: 4

Scale: 1:800

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Job No: 35989606

Date: 7/02/2024

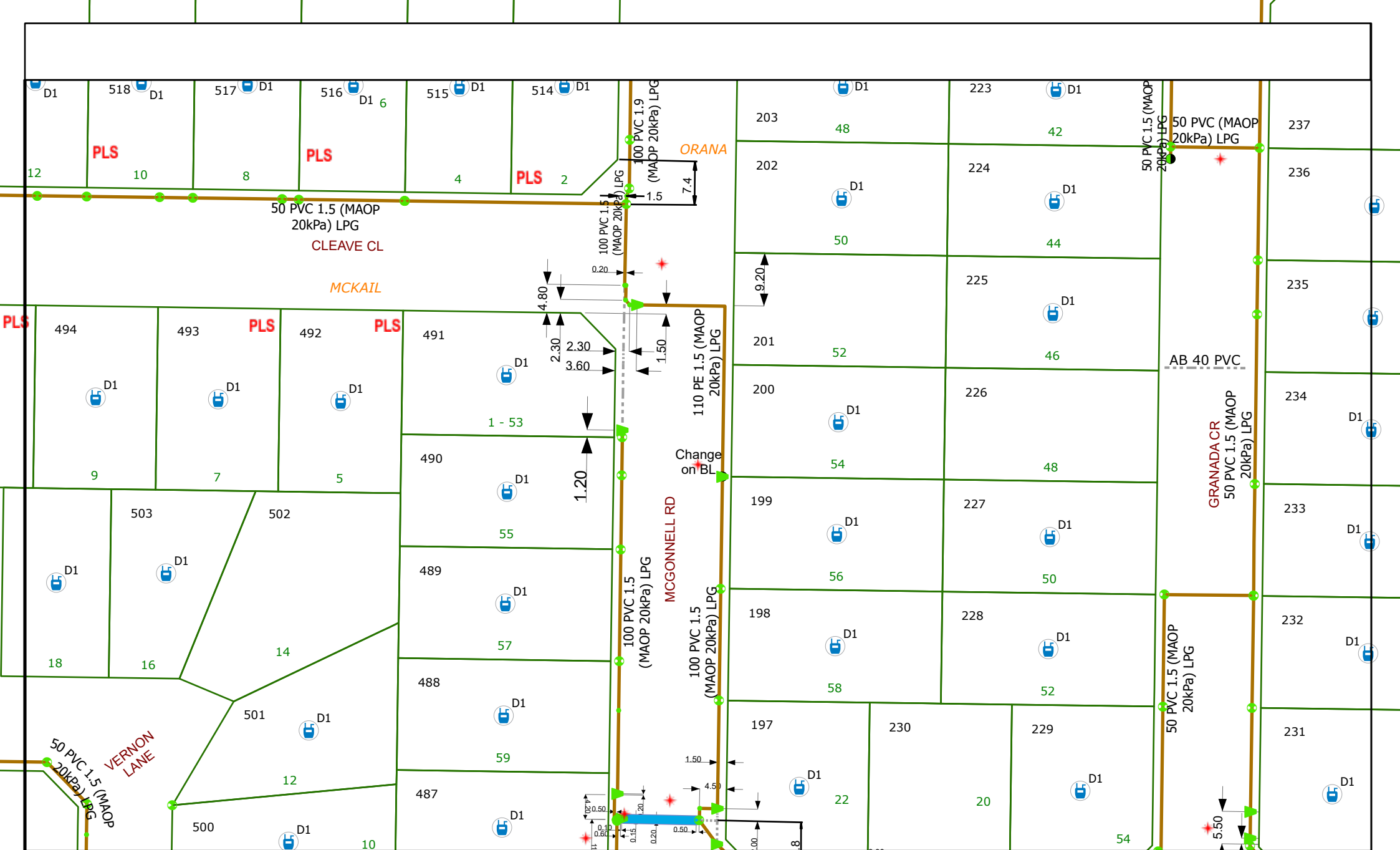
Location: 59 McGonnell Rd, McKail 6330

ABN 90 089 531 975



Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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Sequence No: 235117536

Map Tile: 5

Scale: 1:800

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ABN 90 089 531 975

Job No: 35989606

Date: 7/02/2024

Location: 59 McGonnell Rd, McKail 6330



ATCO






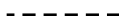

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SYMBOLS SHEET

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



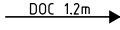
-  Test Point
-  Anode
-  Rectifier

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



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types, this dependant on the site address and or the size of the area that you have selected. You may need to download and install free viewing software from the internet to view the plan files. e.g.



DWF Map Files (all sizes over A3)

Autodesk Viewer (Internet Browser) (<https://viewer.autodesk.com/>) best option for IOS & Android

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files. (Windows)



PDF Map Files (max size A3)

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



Telstra BYDA 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**

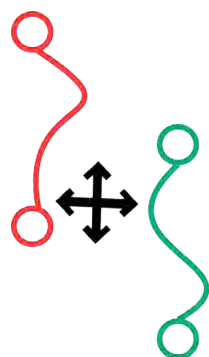
If you receive a message asking for a phone or account number say:

"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>

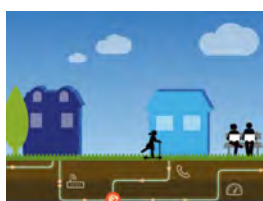


DBYDCertification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

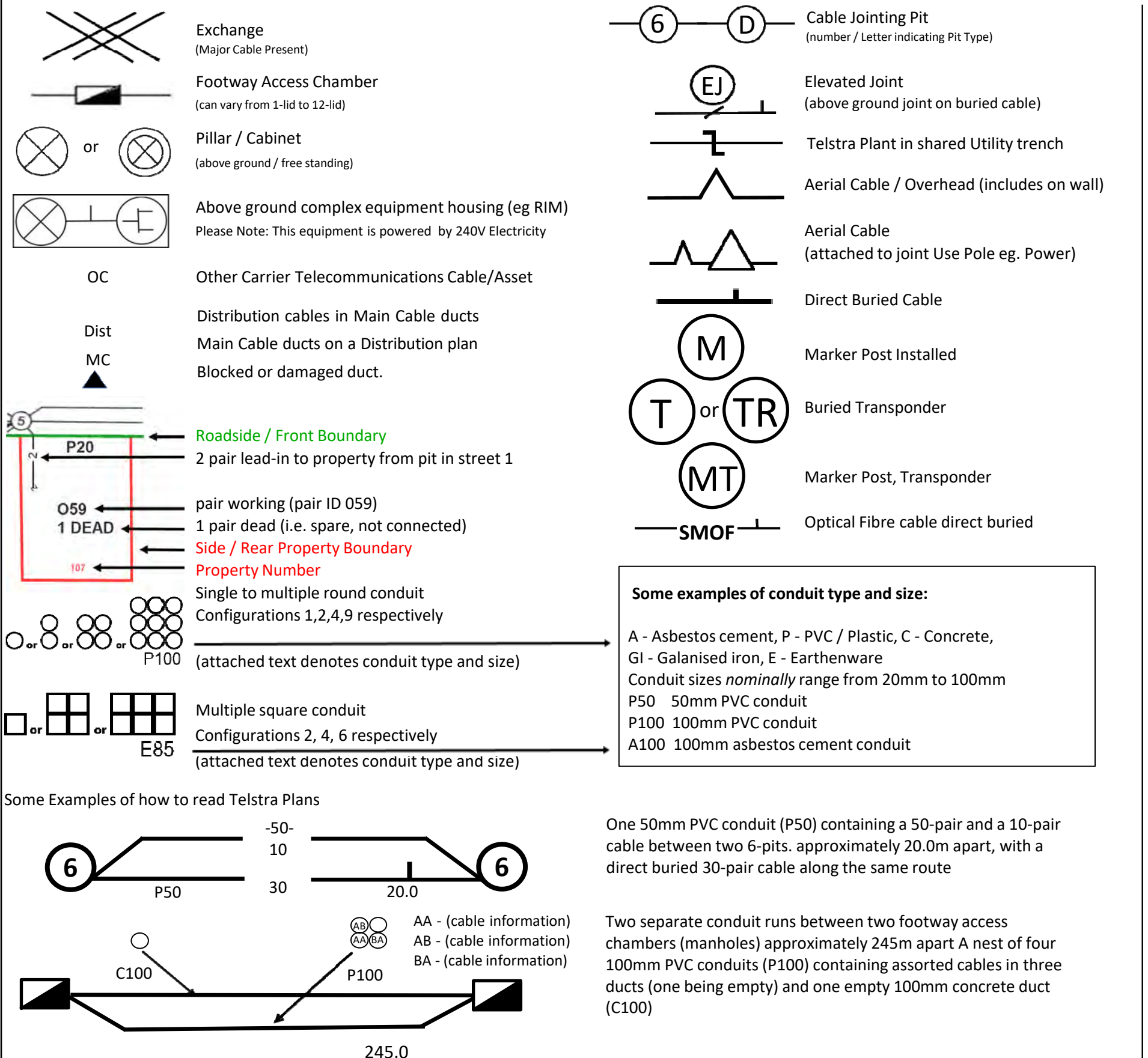
Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

LEGEND




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

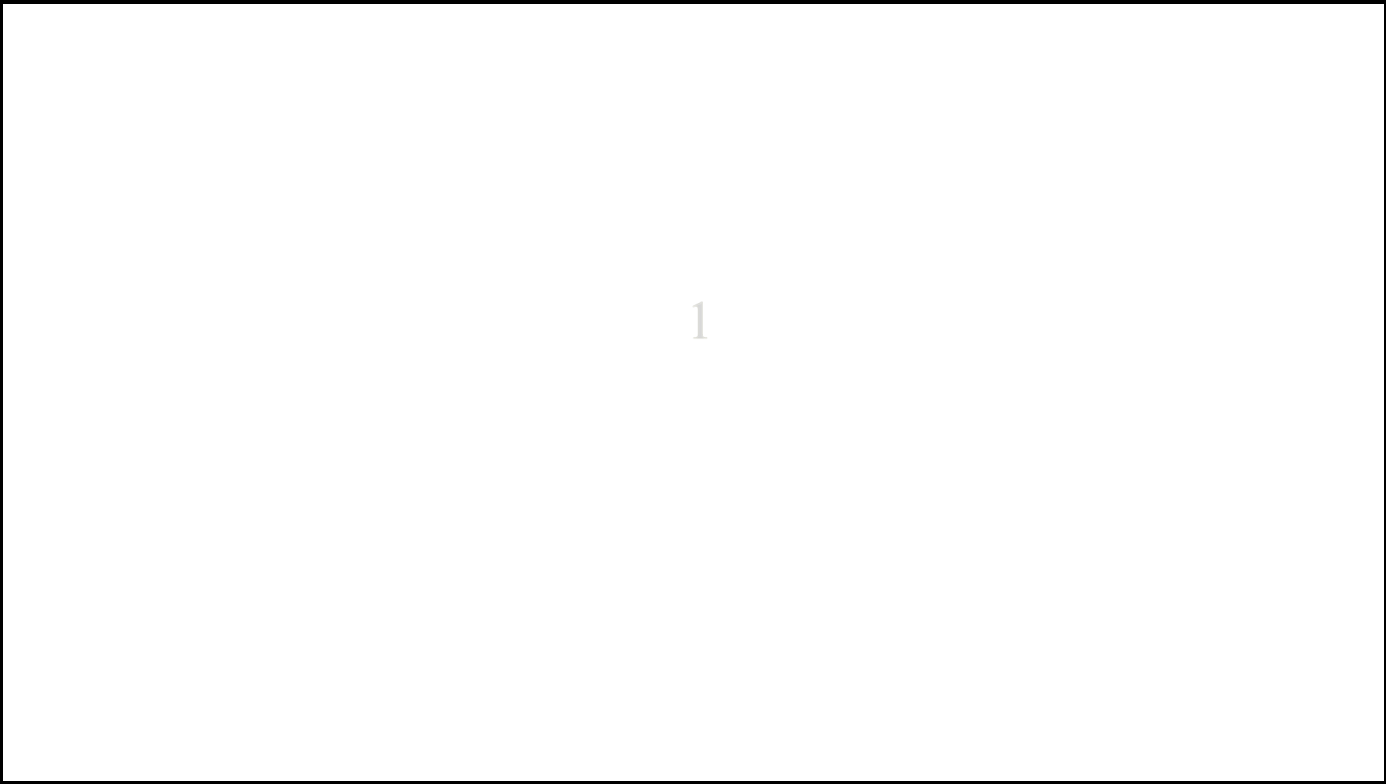


WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 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.

To: Shalea Wray
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

Dial before you dig Job #:	35989606	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	235117537	
Issue Date:	07/02/2024	
Location:	59 McGonnell Rd , McKail , WA , 6330	

Indicative Plans





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
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>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.</p>
<p>2 10.0m</p>	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"
<p>Scale</p>	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>

18/04/2024

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 – 59 MCGONNELL ROAD, MCKAIL

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 **\$500.00 - \$550.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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, appearing to read 'Donna', with a stylized flourish at the end.

Donna Roberts

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.