

FOR SALE



Offers Above \$685,000

53 BAYONET HEAD ROAD, BAYONET HEAD



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

MODERN COMFORT IN A PRIME LOCATION

- Solid, double brick home recently renovated throughout
- Three inside living areas, open plan hub with high ceilings
- Beautiful undercover alfresco with outlook; fenced yard
- Side access for caravan, boat, etc; powered garage/workshop at rear
- Close to schools, shopping, public transport, Oyster Harbour



4 **2** **3** **893 m2**

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

53 BAYONET HEAD ROAD, BAYONET HEAD



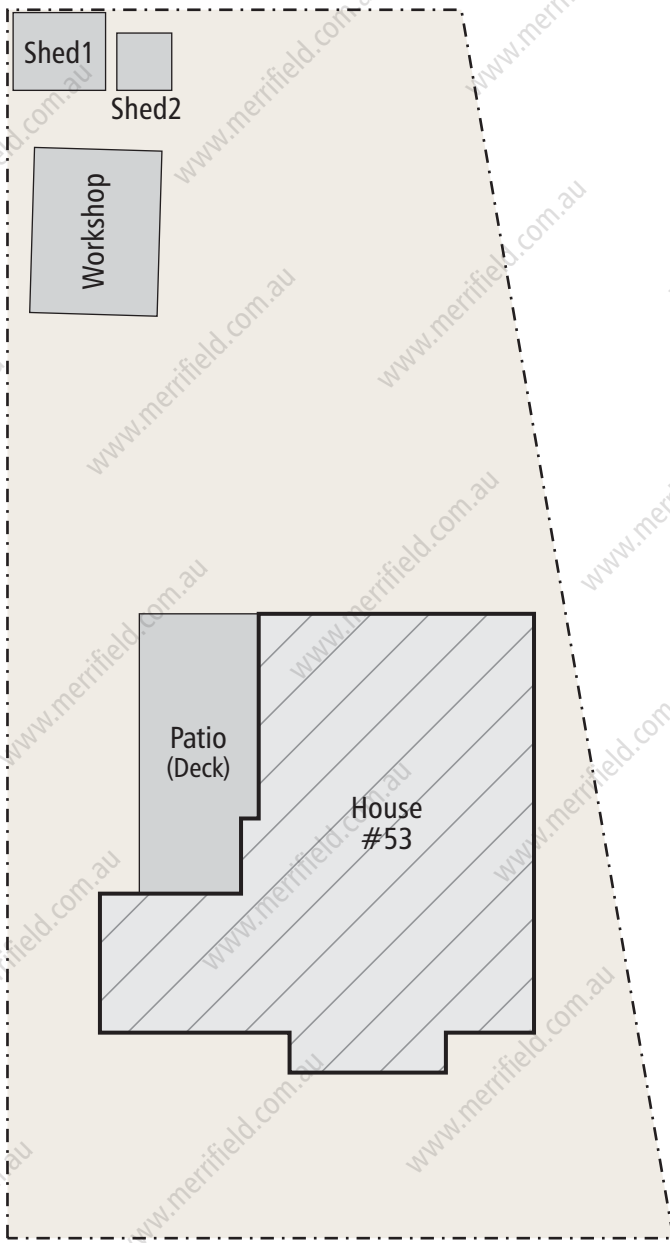
Specification

Asking Price	Offers Above \$685,000	Land Size	893.00 m2
Bedrooms	4	Frontage	24.3 m
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	3	School Zone	Flinders Park Primary School & A.S.H.S
Sheds	Powered 6m x 4.5m (approx.)	Sewer	Connected
HWS	Instant Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN available
Council Rates	\$2,637.22	Building Construction	Dbl brick & c/bond
Water Rates	\$1,564.13	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1995
Weekly Rent	\$580 - \$640	BAL Assessment	N/A



Boundaries are Approximate

Merrifield Real Estate



Bayonet Head Road



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.

53 Bayonet Head Road



Author: <https://api February 2025 from MapView 6.0.0/?address=53%20Bayonet%20Head%20Road%2C%20BAYONET%20HEAD%206330&theme=hybrid>

0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1311 876

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 30 ON PLAN 8542

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JENNIFER JILL BARRON
IN 1/2 SHARE
JAN HENDRIKS
IN 1/2 SHARE
BOTH OF 53 BAYONET HEAD ROAD BAYONET HEAD WA 6330
AS TENANTS IN COMMON

(T P906073) REGISTERED 5/3/2024

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

1. 5921/1966 RESTRICTIVE COVENANT BURDEN REGISTERED 27/1/1966.

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: 1311-876 (30/P8542)
PREVIOUS TITLE: 1311-869
PROPERTY STREET ADDRESS: 53 BAYONET HEAD RD, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Transfer 32996/66
Volume 1311 Folio 869



WESTERN AUSTRALIA.

ORIGINAL
REGISTER BOOK.

INDEXED *2*

Vol. 1311 Fol. No. 876

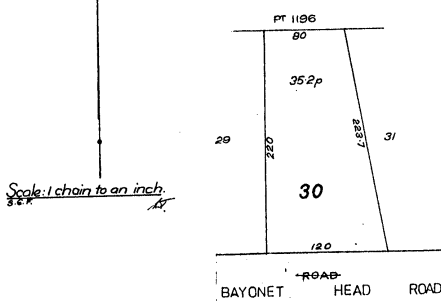
Certificate of Title



under "The Transfer of Land Act, 1893" (56 Vic., 14. Sch. 5).

Robert Gray Cullen, School Teacher, and Nancy Baird Cullen, his wife, both of 26 Hanrahan Road, Albany, are now the proprietors as joint tenants 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 thousand feet of all that piece of land delineated and coloured green on the map hereon containing thirty-five and two-tenths perches or thereabouts, being portion of Plantagenet Location 1196 and being Lot 30 on Plan 8542.

Dated the 19th day of May, 1966.



Blackmore
REGISTRAR OF TITLES.

Application D403961. The correct name and addition of the second proprietor is Annie Baird Cullen of 51 Urch Street, Geraldton, Widow.

23rd January 1987



Application D403960. The registered proprietor is Annie Baird Cullen of 51 Urch Street, Geraldton, Widow, by survivorship. (Robert Gray Cullen died 27.12.1985).

23rd January 1987



Transfer E594424 to James Hugh Kilpatrick and Shirley Joyce Kilpatrick both of 8 Maryllia Road, Busselton, as joint tenants. Registered 26th April, 1991 at 8.00 hrs.



Transfer F699579 to Janusz Andrzej Sokol and Eva Malgorzata Sokol both of 23 Kurannup Road, Albany as joint tenants. Registered 13th October, 1994 at 8.27 hrs.



Transfer G794343 to Marian Stephen Trafalski and Kathleen Margaret Trafalski both of 53 Bayonet Head Road, Bayonet Head as joint tenants. Registered 18th May 1998 at 8.39 hrs.



00380/7/64-48,500-11/C

For encumbrances and other matters affecting the land see back.

Superseded - Copy for Sketch Only

EASEMENTS AND ENCUMBRANCES REFERRED TO

Special building conditions and restrictive covenants contained in
Transfer 5-921/66

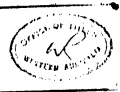
[Signature]
Registrar of Titles

Mortgage F699580 to Westpac Banking Corporation. Registered 13th October, 1994 at 8.27 hrs.

DISCHARGED

Discharge G794342 of Mortgage F699580. Registered 18th May 1998 at 8.39 hrs.

Mortgage G794344 to Bank of Western Australia Ltd. Registered 18th May 1998 at 8.39 hrs.



Superseded - Copy for Sketch Only

CERTIFICATE OF TITLE



Vol. 1311 Fol. No. 876

44/1

PLAN 8542(1) (2 SHEETS)

P 008542 F 01



PT PLANTAGENET LOC. 1196 FB. 24320

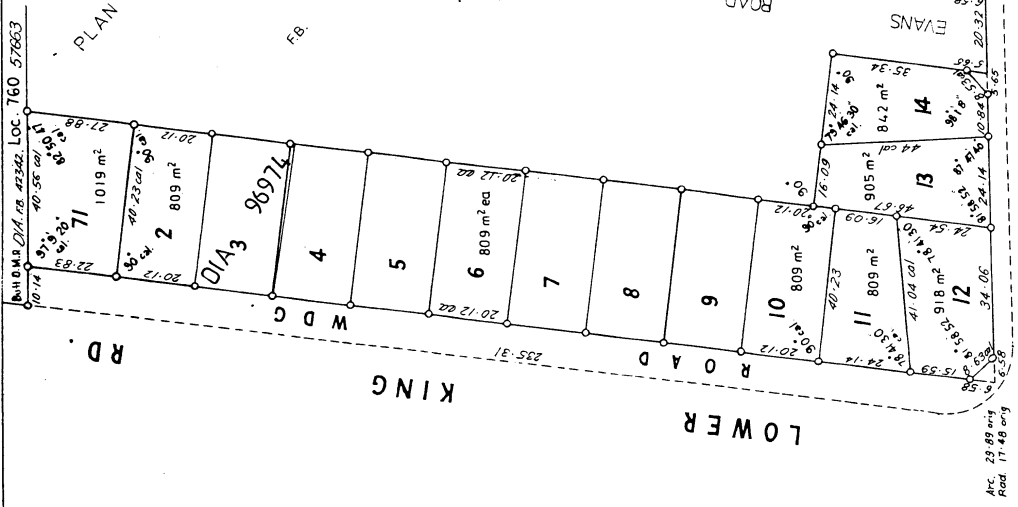
APPROVED
19-5-66

INDEX PLANS 8978-9 TOTAL AREA 6.6981 ha
C/T 1258-23 (2 SHEETS)
HOW 1311-869 CORIMUP 2/00 13/09

DEPTH LIMIT 609 - 6 METRES

LOT 15
TO VEST IN THE CROWN
UNDER SEC. 20A T.P. B. D. ACT.

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.



PT LOC. 1196

HEAD ROAD

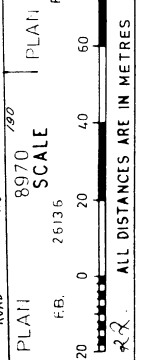
ROAD

WARRANGOO RD

JOINS PLAN

PLAN 8542(2)

PLAN 8542(1) (2 SHEETS)



PLAN 8542(2)
(2 SHEETS)

PT PLANTAGENET LOC I196

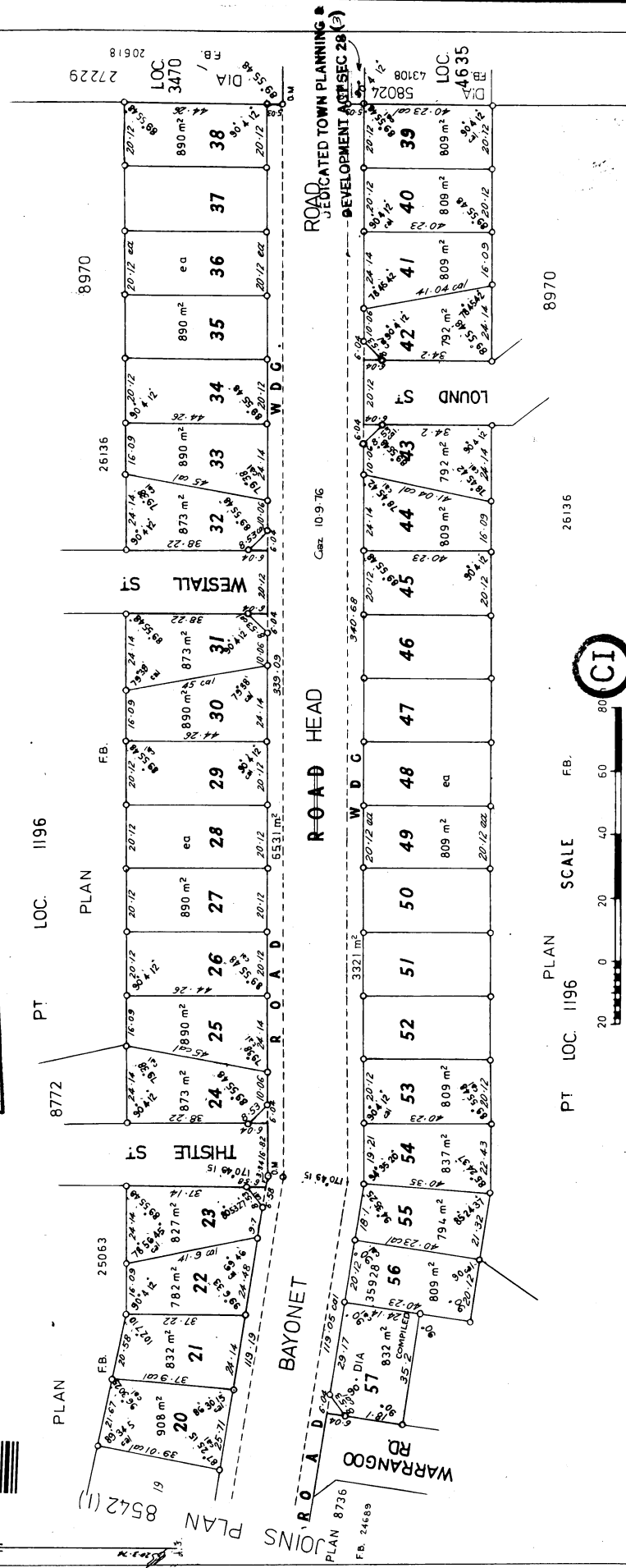
INDEX PLANS ~~8978-9~~ TOTAL AREA 6.6981 ha
C/T 1258 - 23 (2 SHEETS)
NOW 1311 - 869 CORIMUP 2000 T3-C9
DEPTH LIMIT 609.6 METRES

19.5.66



LOCAL GOVERNMENT ACT
ALL ROADS, PAVEMENTS AND GREEN BORDERS ARE NOW DEDICATED.
LOCAL GOVERNMENT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

LOT 15
UNDER THE LOCAL GOVERNMENT ACT.
TO VEST IN THE CROWN UNDER SEC. 20A, T.P. & D. ACT.



PT LOC. I196
PLAN SCALE FB.
ALL DISTANCES ARE IN METRES

PLAN 8542(2)
(2 SHEETS)

Plan 8542

Lot	Certificate of Title	Lot Status	Part Lot
2	1572/671	Registered	
4	2191/906	Registered	
5	1572/674	Registered	
6	1530/918	Registered	
7	1572/675	Registered	
8	1572/676	Registered	
9	1312/443	Registered	
10	1572/677	Registered	
11	1578/994	Registered	
12	1578/993	Registered	
13	1428/473	Registered	
14	1428/474	Registered	
16	1760/197	Registered	
17	125/93A	Registered	
18	1486/53	Registered	
19	1492/945	Registered	
20	1427/189	Registered	
21	1323/793	Registered	
22	35/365A	Registered	
23	1671/923	Registered	
24	1351/953	Registered	
25	1351/954	Registered	
26	20/271A	Registered	
27	3/213A	Registered	
28	1312/708	Registered	
29	1406/45	Registered	
30	1311/876	Registered	
31	1311/877	Registered	
32	455/142A	Registered	
33	1311/872	Registered	
34	1312/442	Registered	
35	1311/878	Registered	
36	1639/701	Registered	
37	1311/870	Registered	
38	1635/833	Registered	
39	1312/446	Registered	
40	1311/873	Registered	
41	1311/879	Registered	
42	1311/871	Registered	
43	1312/445	Registered	
44	1311/875	Registered	
45	1897/369	Registered	
46	3/71A	Registered	
47	1311/874	Registered	
48	19/372A	Registered	

Plan 8542

Lot	Certificate of Title	Lot Status	Part Lot
49	3/214A	Registered	
50	1364/756	Registered	
51	1364/757	Registered	
52	1772/55	Registered	
53	6/54A	Registered	
54	21/159A	Registered	
55	37/177A	Registered	
71	1659/698	Registered	
7270	LR3121/731	Registered	

ENCUMBRANCES REFERRED TO

One thousand nine hundred and _____,
the atesting witness to this instrument, and declared that he personally knew _____, the person signing the same, and whose signature the said _____ is his own handwriting, and that he was of sound mind, and freely and voluntarily signed such instrument. (Signature, Designation, and Address)

Appeared before me at _____ the _____ day of _____

DECLARATION OF ATTESTING WITNESS

Sch. 20, 56 V, No. 14, S. 148.

5921-66

72

REGISTERED 9 13 1966
2/4324
No. 1066 JUN 27 AM 9:13 1966
Dated

TRANSFER

CHARLES JOHNSON

and SADDIE MARY JOHNSON

TO

DESMOND VINCENT MCCONNELL

and JOAN KATHLEEN MCCONNELL

1000

Registered at _____ of this _____ day of _____ 1966, in Volume _____
Registrar of Titles

C. A. M. ROBERTSON

SOLICITOR

PERTH

PHONE 231014

66202

All instruments and powers of attorney under the Act presented for registration must be attested. The atesting witness may be:—
(A) In WESTERN AUSTRALIA—
The Commissioner or Registrar or any Assistant Registrar or Justice of the Peace, notary public, practitioner at the Supreme Court, commissioner for taking affidavits, commissioner for declarations, clerk of a local court, clerk of petty sessions, town clerk, secretary to a road board, electoral registrar, postmaster, classified other of the State or Commonwealth public service, classified State teacher, or member of the police force, celebrant, marriage celebrant, licensed surveyor, or any other person authorised by the Governor to be an atesting witness within the State for the purposes of this Act.
(B) Outside the limits of Western Australia, but within the British Dominions—
The Agent General for Western Australia, or his secretary, or the High Commissioner, or Commissioner for Australia, or the official secretary to the High Commissioner, or a notary, public or a commissioner for taking affidavits in any court of record, or the mayor or other chief officer, or town clerk, mayor, or other acting chief officer, or acting town clerk of any city or municipal corporation or the officer administering the government or a judge of any court of record, or a police, resident, special or stipendiary magistrate, or a justice of the peace holding a commission from the government of any of the Commonwealth of Australia or of the Dominion of New Zealand, or the manager or acting or sub-manager of any bank (a) incorporated under the law of the United Kingdom or any part of the British Dominions, or any Commissioner, Registrar or Recorder of Titles or any other person authorised in this behalf by the Governor either generally or for any particular place.
(C) In any country outside the British Dominions—
A British Minister (a) or Consul (d) exercising his functions in that country, the Commissioner for Australia, or the official secretary to the Commissioner in that country, or a judge of any court of law having original or appellate jurisdiction in that country, or a notary public, or any other person authorised in this behalf by the Governor, either generally or for any particular country.
(a) Includes a branch of a bank (b) Includes a general, vice-consul, pro-consul, and consular agent, and any person acting as such (c) Includes an ambassador, vice-ambassador, minister, charge d'affaires, and secretary.

47727



TRANSFER OF LAND

Stamps, which must be affixed here, are required to be cancelled by one of the persons authorised by the Stamp Act, within 28 days of the date of instrument or of its first receipt in W.A., otherwise fines are payable.

(1) Insert name, address, and occupation in full.

I, ⁽¹⁾ WE, CHARLES JOHNSON Farmer and SADIE MARY JOHNSON his wife formerly both of "Yokanup" Porongorups now both of Lower Kalgan

(2) Fee simple, fee tail, or other, as the case may be.

being registered as the proprietor of an estate in ⁽²⁾ fee simple

(3) Amount in words.

in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of ⁽³⁾ TWENTY THOUSAND POUNDS (£20,000)

(4) Insert name, address, and occupation of transferee in full. (Married woman, widow, or spinster.)

US paid to me by ⁽⁴⁾ DESMOND VINCENT MCGONNELL Estate Developer and JOAN KATHLEEN MCGONNELL Estate Developer (Married Woman) both of 1320 Hay Street West Perth



(5) Insert name in full. If two or more, state whether as joint tenants or tenants in common. Omit address and occupation.

DO HEREBY TRANSFER to the said ⁽⁵⁾ DESMOND VINCENT MCGONNELL and the said JOAN KATHLEEN MCGONNELL as joint tenants

(6) Describe the land, and if the whole of the land in the existing Certificate is transferred, say, "and being the whole of the land comprised in Certificate of Title registered Vol. ...". If a part only is transferred set forth in links the boundaries and refer to a map, or give the number of the sub-section. If the land is defined by map hereon such map must be signed by the parties.

OUR all my estate and interest in ALL THAT piece of land being ⁽⁶⁾ (firstly) Portion of Plantagenet Location 4631 to a depth of 200 feet and (secondly) Portion of Plantagenet Location 1196 to a depth of 2000 feet and being the whole of the land comprised in Certificate of Title Volume 1258 Folio 23 AND the said Desmond Vincent McGonnell and Joan Kathleen McGonnell do hereby for himself herself and themselves their heirs executors administrators and assigns covenant with the said Charles Johnson and Sadie Mary Johnson (as the proprietor and for the benefit of the lands the subject of Certificate of Title Volume 1258 Folio 022) and the successors in title and assigns of the said Charles Johnson and Sadie Mary Johnson that there shall not be erected or suffered to be erected on the said Portion of Plantagenet Location 1196 or any part thereof or any part thereof other than a dwelling house or part thereof constructed of brick

Signature not clear... stamped 24/10/66... Commissioner of Transfers

Dated 21st day of January One thousand nine hundred and sixty six

Signed by the said CHARLES JOHNSON ⁽⁷⁾ and SADIE MARY JOHNSON ⁽⁸⁾

C. Johnson
S.M. Johnson

in the presence ⁽⁹⁾ of Commissioner for Declarations

Desmond Vincent McGonnell
by his attorney
Charles Anthony Milne

Signed by the said DESMOND VINCENT MCGONNELL by his attorney CHARLES ANTHONY MILNE in the presence of ANTHONY MILNE ROBERTSON in the presence of:

Signed by the said JOAN KATHLEEN MCGONNELL in the presence of:

Joan Kathleen McGonnell
by her attorney
Charles Anthony Milne

Signed by the said JOAN KATHLEEN MCGONNELL by her Attorney CHARLES ANTHONY MILNE ROBERTSON

(11) Transferee's name in FULL.

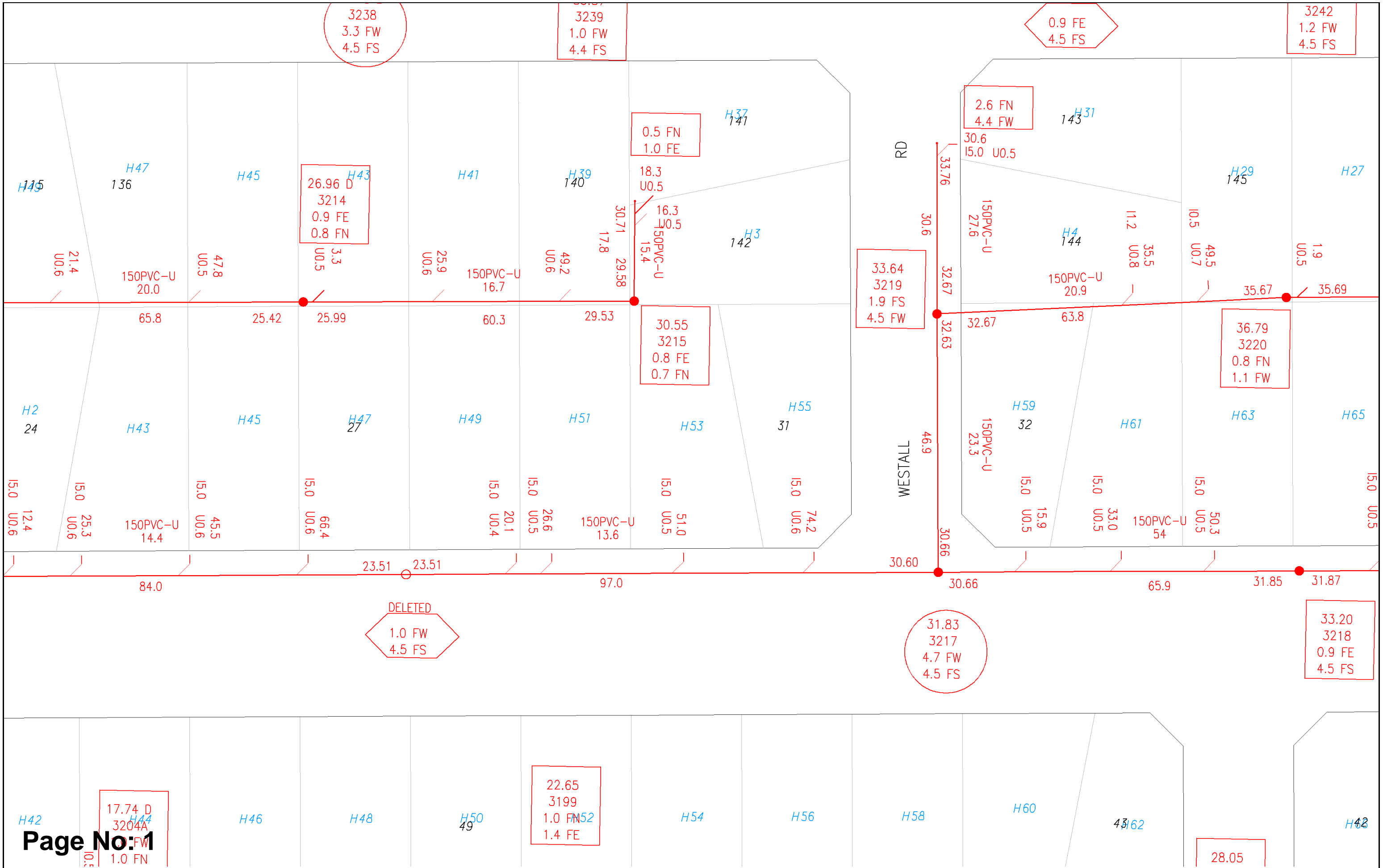
Signed by the said ROBERTSON

(12) Transferees signs here.

Robertson

(13) Witness signs here.

in the presence of ⁽¹³⁾

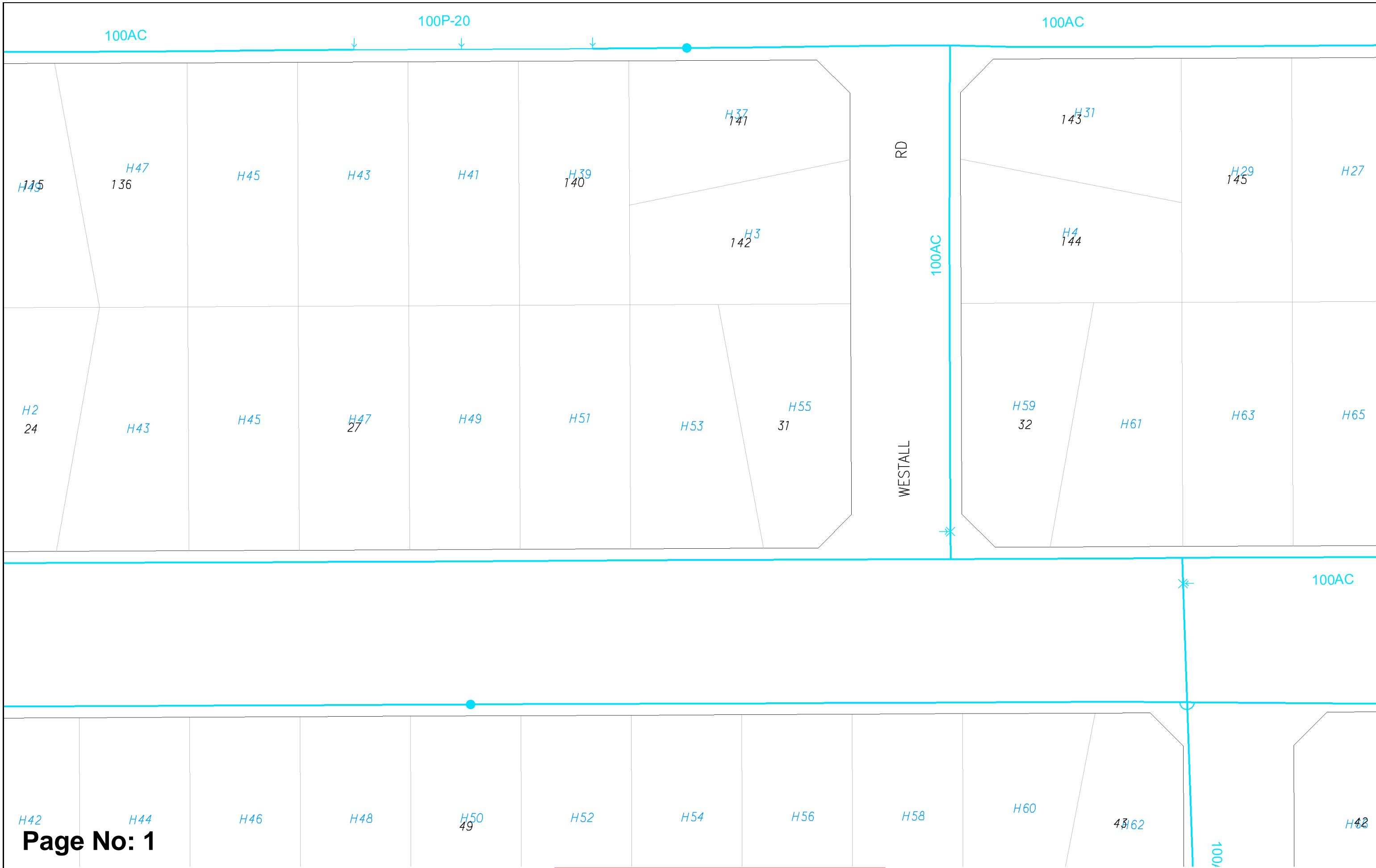


Scale: 1:750
 Job No.: 38695831
 Sequence No.: 251266307
 Print Date: 20 Feb 2025



Sewer

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Scale: 1:750
 Job No.: 38695831
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 Apply for approval to work near our assets at:
[Working near assets \(watercorporation.com.au\)](http://watercorporation.com.au)
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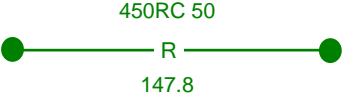
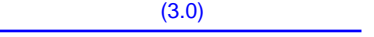

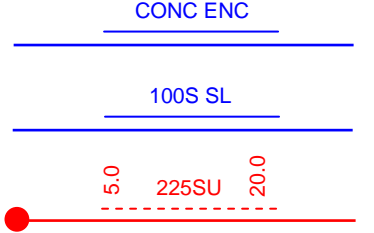
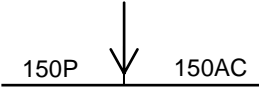
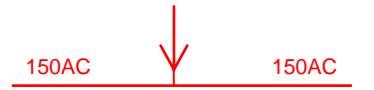

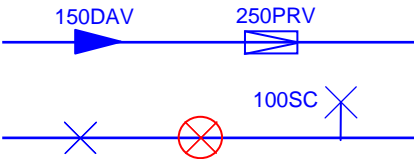
Plan Legend (summary)

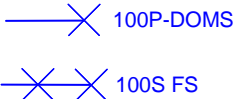
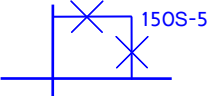






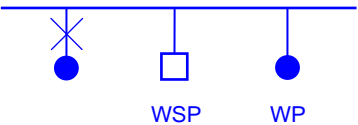
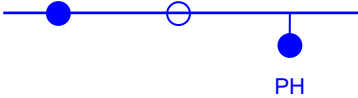
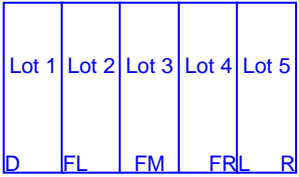


INFORMATION BROCHURE



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 style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>  	<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>

	<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.</p>	
	<p>PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.</p>	
	<p>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</p>	
	<p>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.</p>	
	<p>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.</p>	
	<p>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.</p>	
	<p>HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.</p>	
	<p>FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p>	
	<p>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.</p>	
	<p>Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible</p>	
	<p>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</p> <p>Code indicates on which side of a lot the water service is located: May be no visible indication at site.</p>	
	<p>SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.</p>	
	<p>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</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p>	

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)

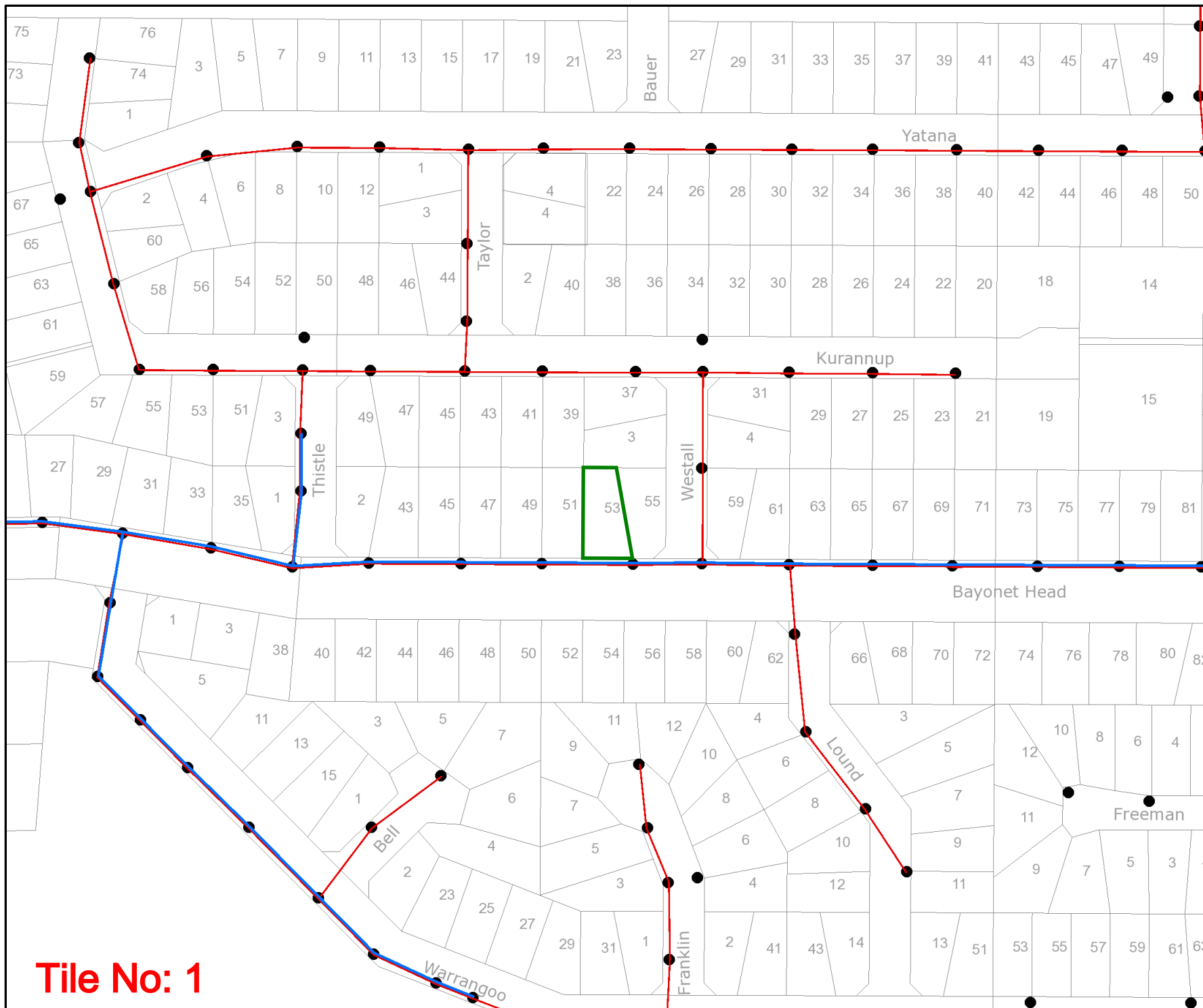
This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

**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

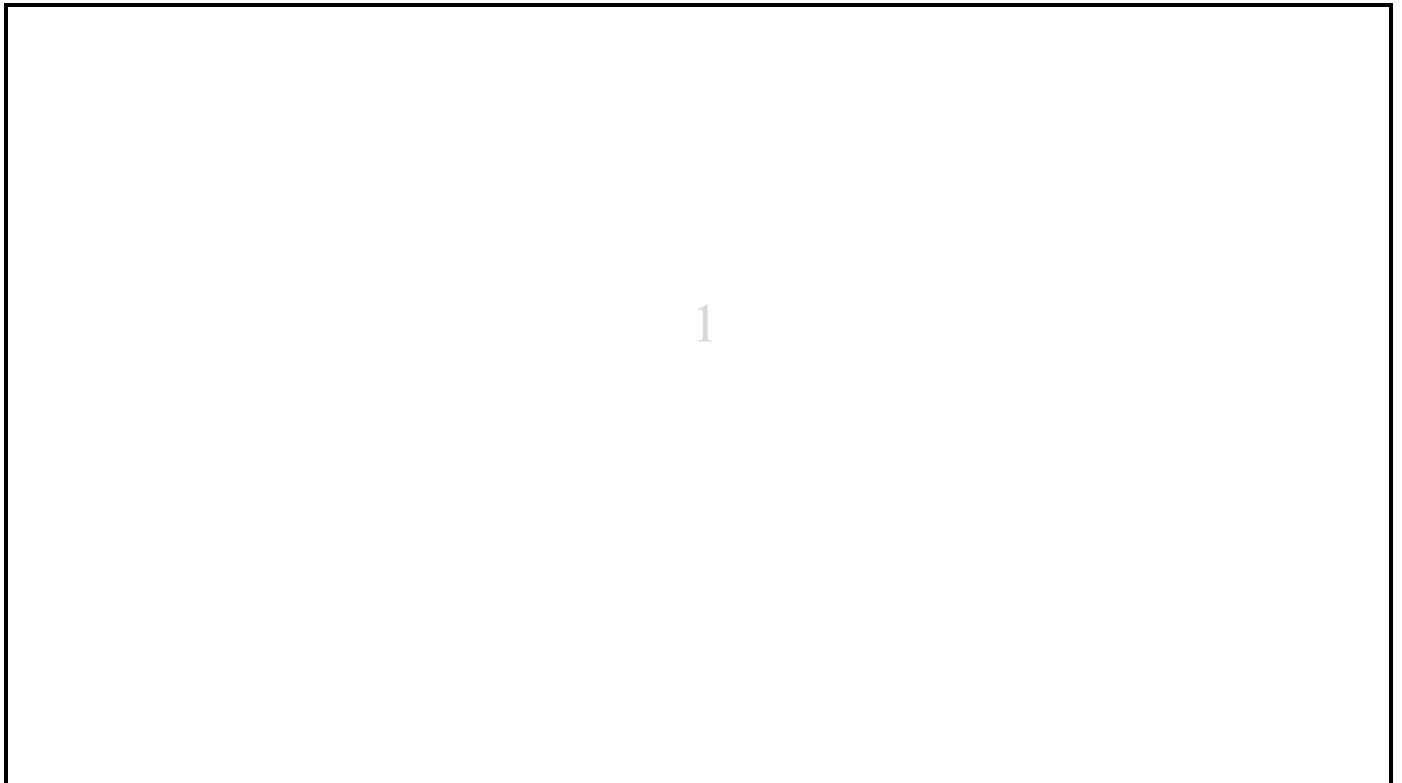


Tile No: 1

To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	38695831	
Sequence #	251266305	
Issue Date:	20/02/2025	
Location:	53 Bayonet Head Rd , Bayonet Head , WA , 6330	

Indicative Plans

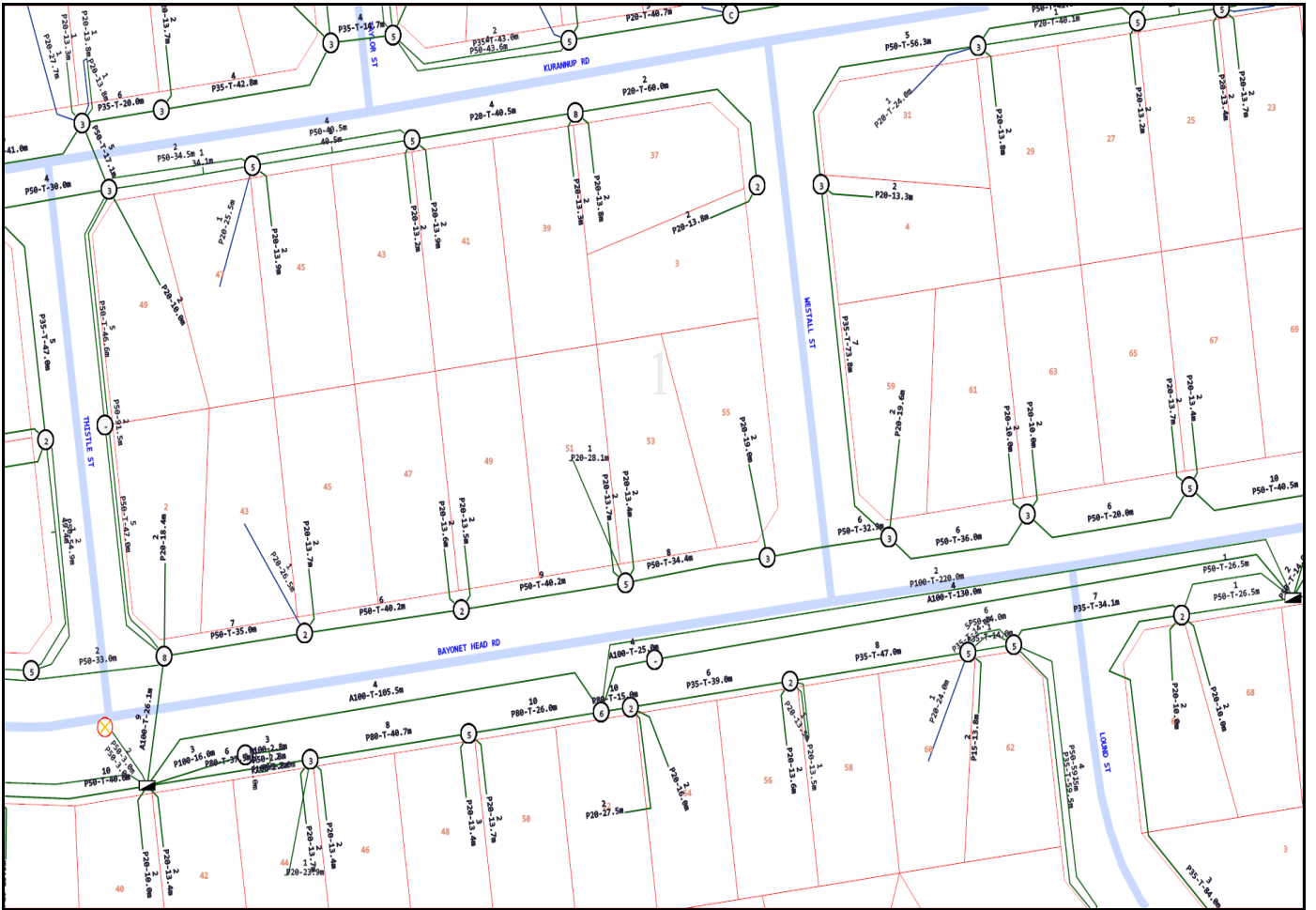




LEGEND




	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
	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



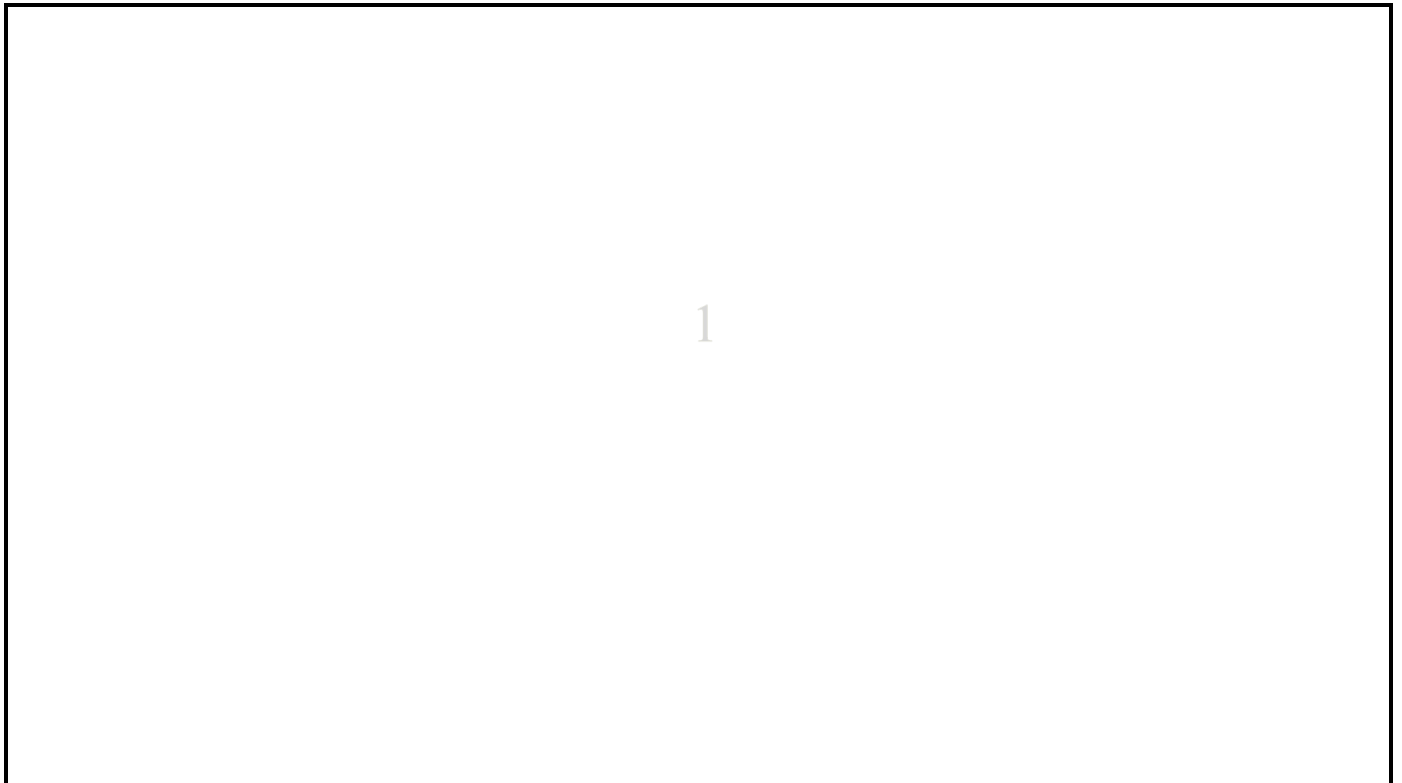
Emergency Contacts

You must immediately report any damage to the **nbm**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	38695831	
Sequence #	251266305	
Issue Date:	20/02/2025	
Location:	53 Bayonet Head Rd , Bayonet Head , WA , 6330	

Indicative Plans

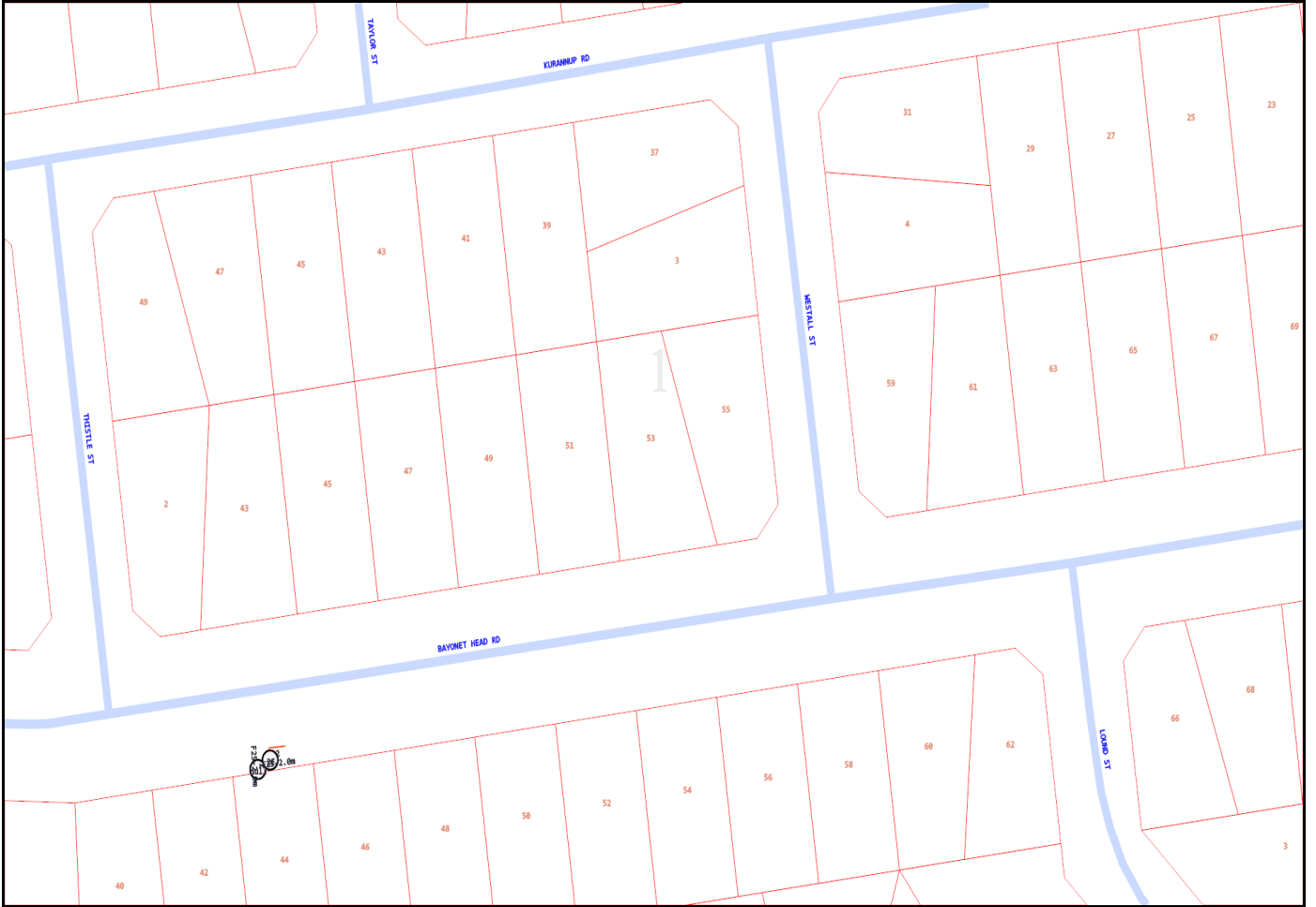




LEGEND



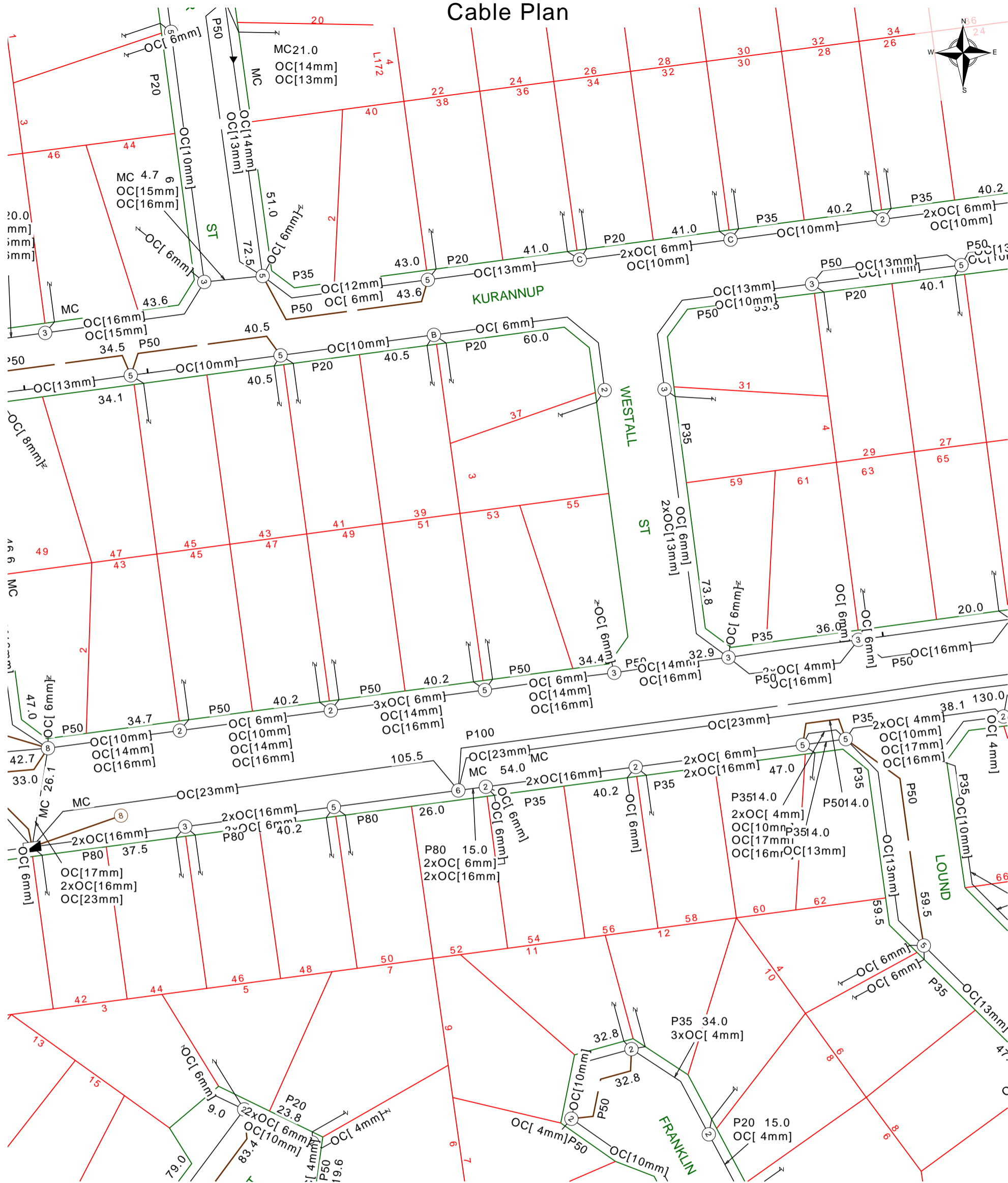
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 251266306

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 20/02/2025 12:33:12

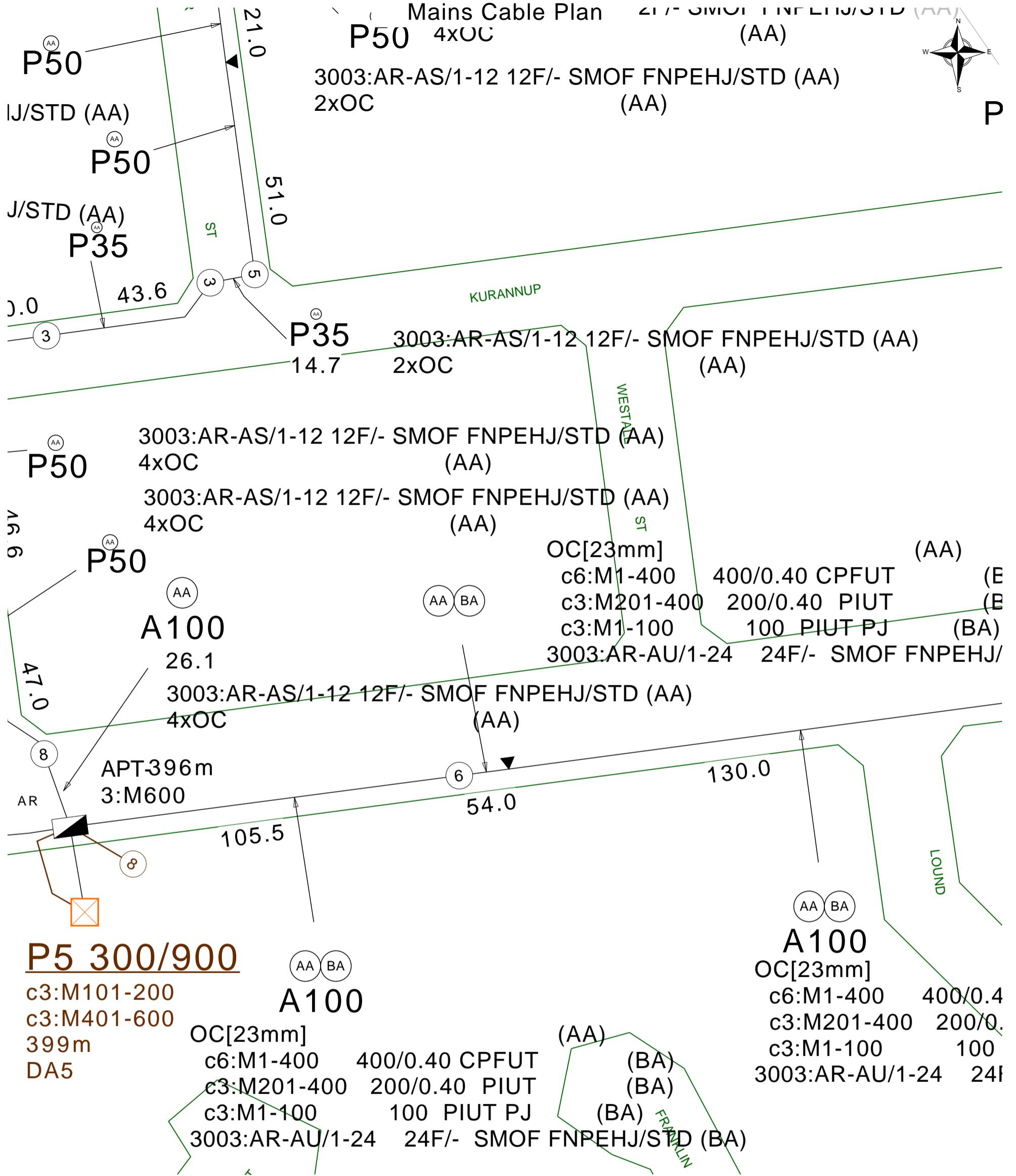
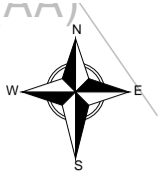
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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 P50 4xOC (AA)



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 251266306

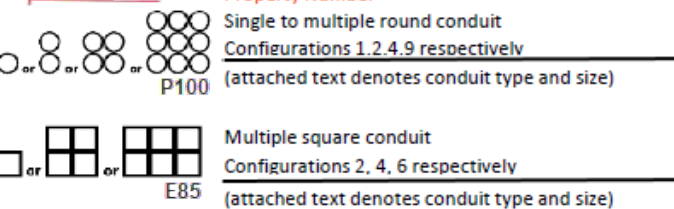
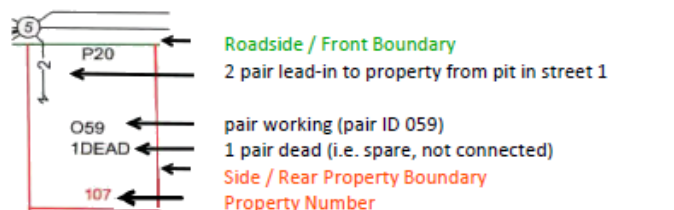
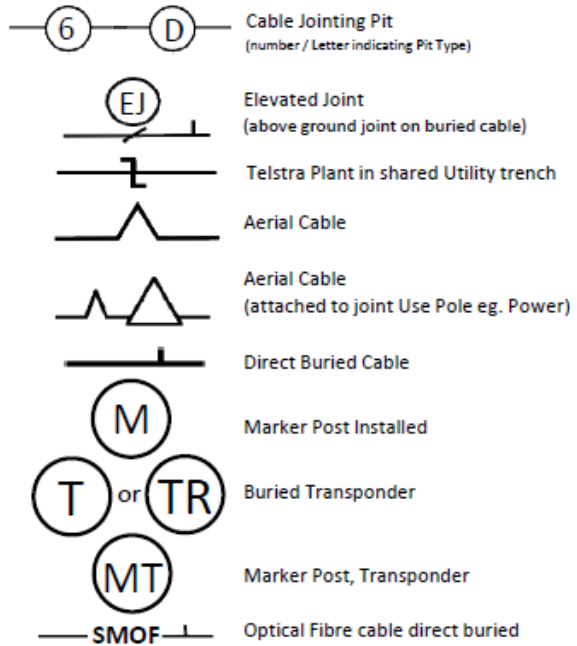
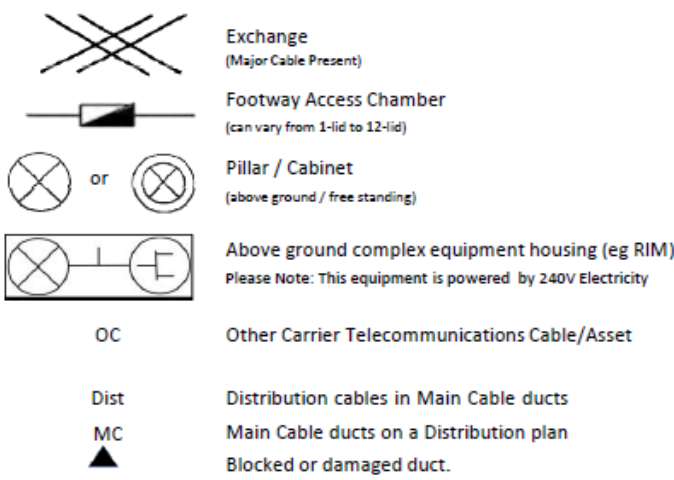
TELSTRA LIMITED A.C.N. 086 174 781
Generated On 20/02/2025 12:33:18

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.

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.

LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware

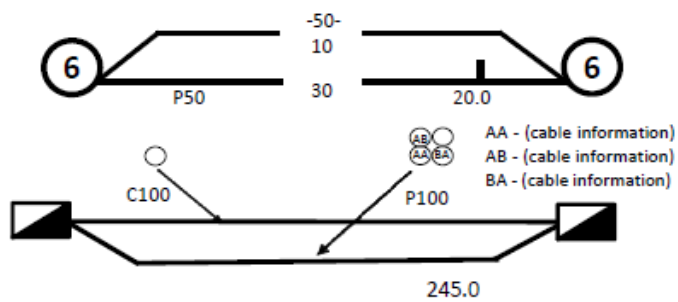
Conduit sizes *nominally* range from 20mm to 100mm

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

25/02/2025

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 – 53 BAYONET HEAD ROAD, BAYONET EHAD

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 **\$580 - \$640 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:

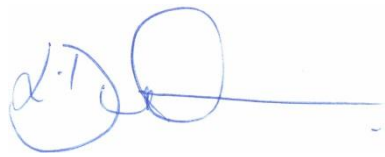
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/obligations-of-landlords-corded-internal-window-coverings)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/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 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

Senior 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.