

# **21 BAUDIN PLACE, SPENCER PARK**



# PEACEFUL PROXIMITY TO CITY CONVENIENCE

- · Beautifully presented brick and tile home
- · Elevated 837sqm, lovely outlook towards town
- · Lounge, family room/dining, covered patio
- · Enclosed carport, double garage; fruit trees, veggies
- 2km to CBD; near schools, shopping centre, bus route



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



# 21 BAUDIN PLACE, SPENCER PARK



### Specification

Asking Price	Offers Above \$539,000	Land Size	837.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R25
Parking	3	School Zone	Spencer Park P.S & ASHS
Sheds	Double Garage	Sewer	Connected
HWS	Gas	Water	Available
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,383.91	Building Construction	Brick & Tile
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	Approx 1985
Weekly Rent		BAL Assessment	N/A
1			

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0 0.007 0.014 0.02 © 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. 0 0.007 0.014 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.



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. (T10, A139) 25-026 Stephanie D-KJJ R0 © www.efloorplan.com.au

-- Map Viewer Plus --



Author:

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TITLE NUMBER		
Volume	Folio	
1556	263	

### **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.

Barrobeth

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 134 ON DIAGRAM 58202

#### **REGISTERED PROPRIETOR:** (FIRST SCHEDULE)

ALICE ELIZABETH NELSON START OF 11 URINGA WAY WANNEROO WA 6065 (T O524985) REGISTERED 15/10/2020

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

O708357 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 20/4/2021. 1.

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-------

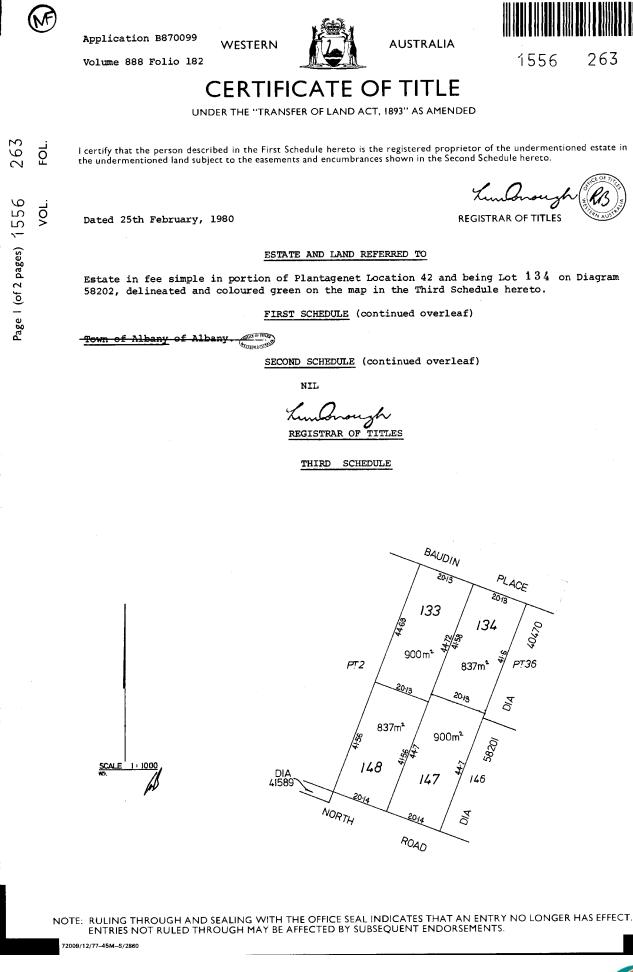
#### STATEMENTS:

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: PREVIOUS TITLE: PROPERTY STREET ADDRESS: LOCAL GOVERNMENT AUTHORITY:

1556-263 (134/D58202) 888-182 21 BAUDIN PL, SPENCER PARK. CITY OF ALBANY







ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF



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FIRST SCHEDULE (continued)	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.	CATES TH UENT END	AT AN ENTRY	NO LONG	ER HAS EFFEC	ст.		
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Edward Henry Bandy, Stone Mason, and Marian Bandy. Married	dv. Married Woman, hoth of 55 Chester Pass Prod		Transfer	c91101	4.3.81	12.03		Ø
Albany, as joint tenants.	1 2000 1 2000 1 2000 1 2000	E	Trancfor	770006	00 7 1		Contraction of the second	10
Johannes Hendrikes Knuiman and Nadia Knuiman, both of	th of 7 Bondi Street, Albany, as joint tenants.	Г	Transfer	F166585	20.4.93	9.47	$\bigcirc$	R
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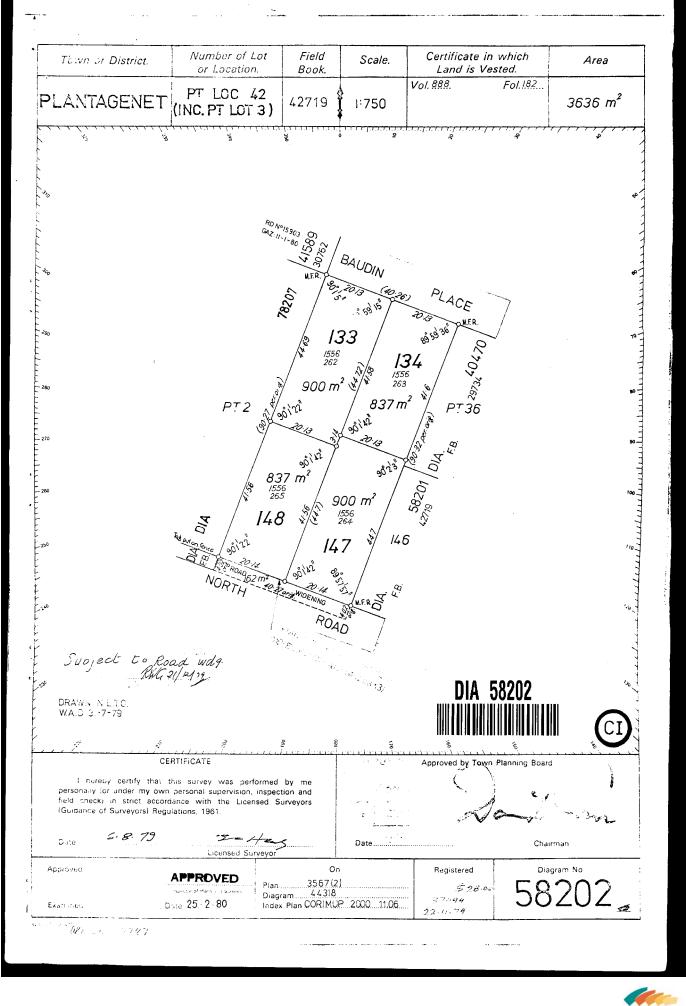




### Diagram 58202

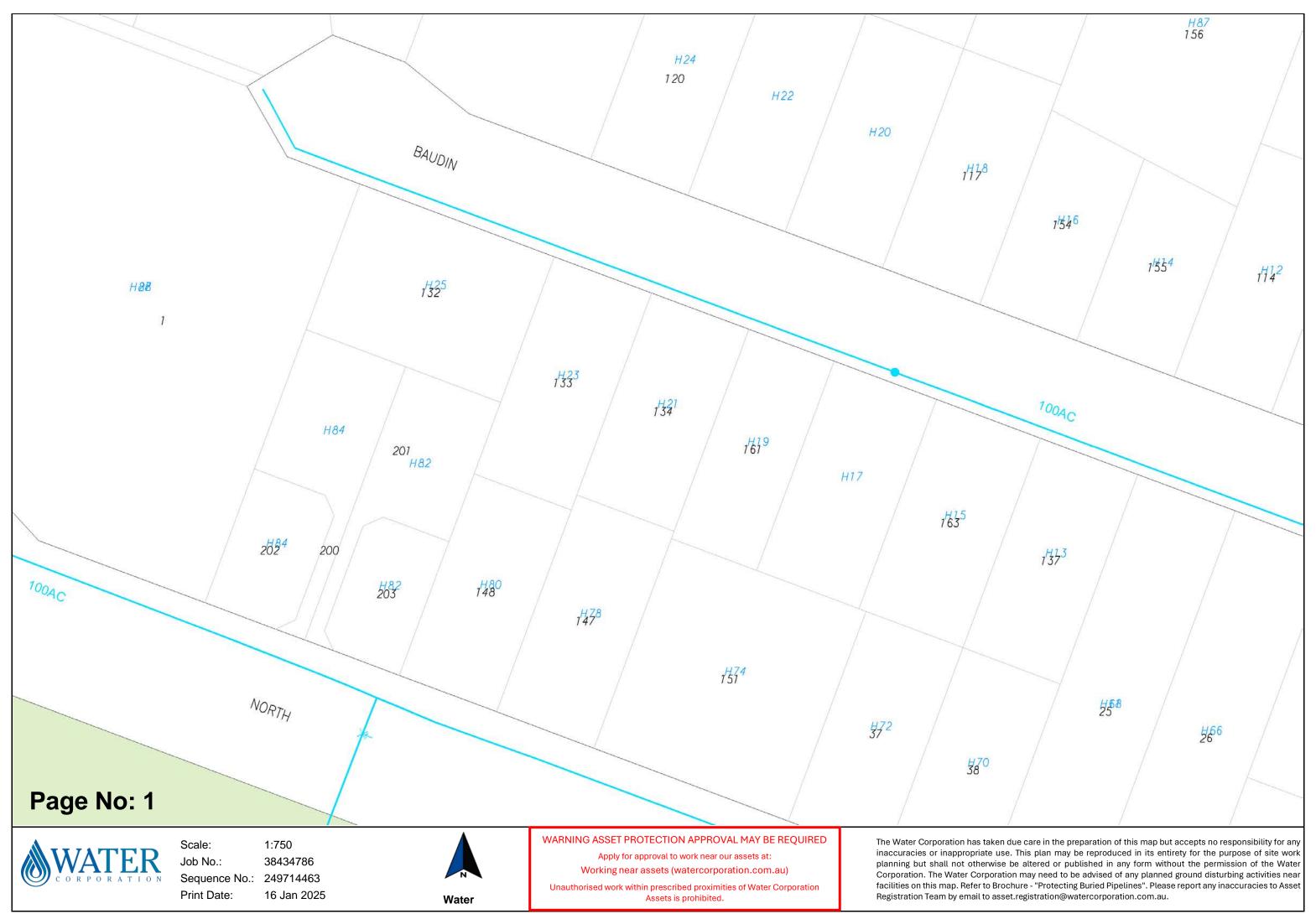
Lot	Certificate of Title	Lot Status	Part Lot	
133	1556/262	Registered		
134	1556/263	Registered		
147	1556/264	Registered		
148	1556/265	Registered		



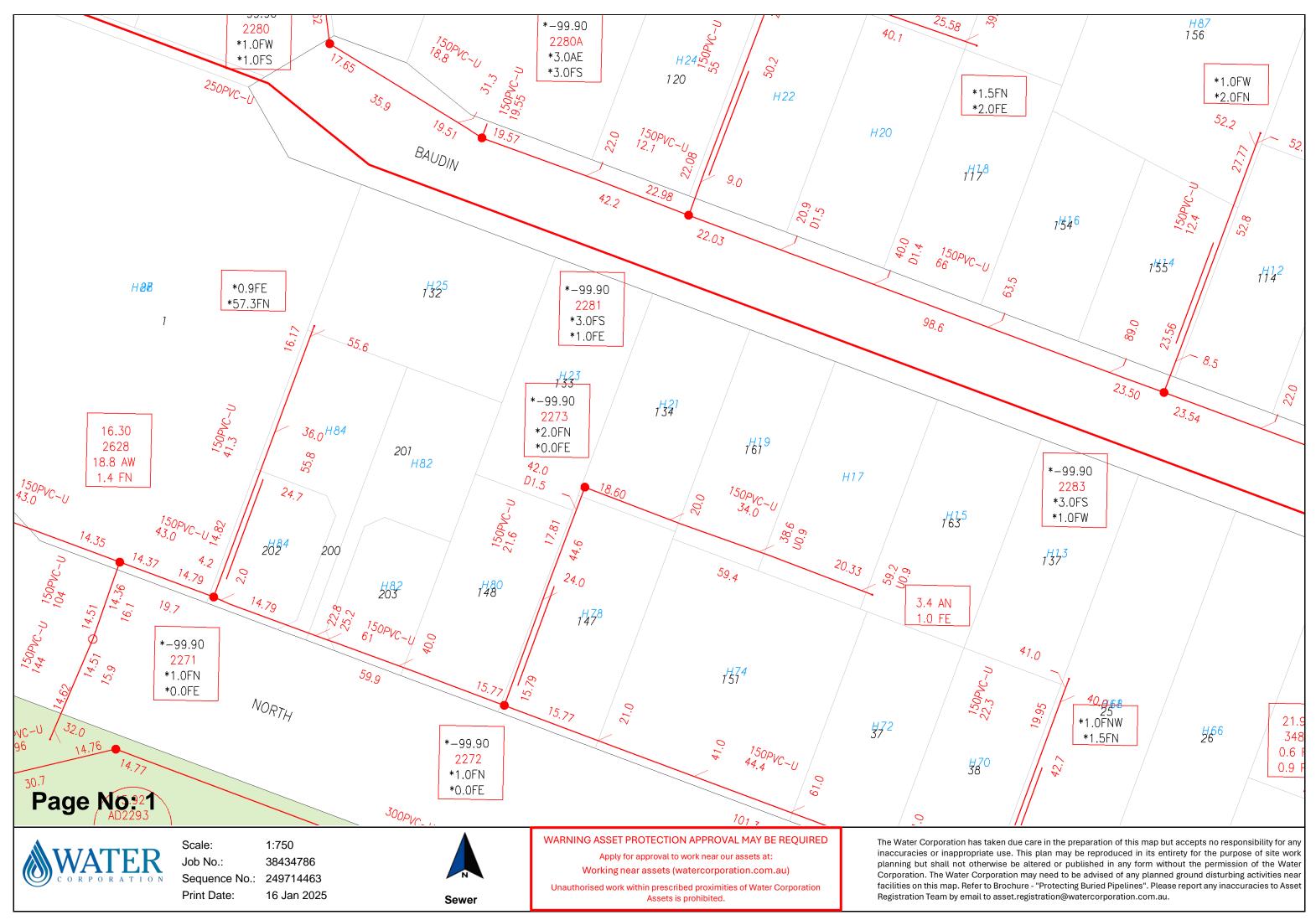


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<sup>17</sup> Landgate www.landgate.wa.gov.au



Plans generated 16 Jan 2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com

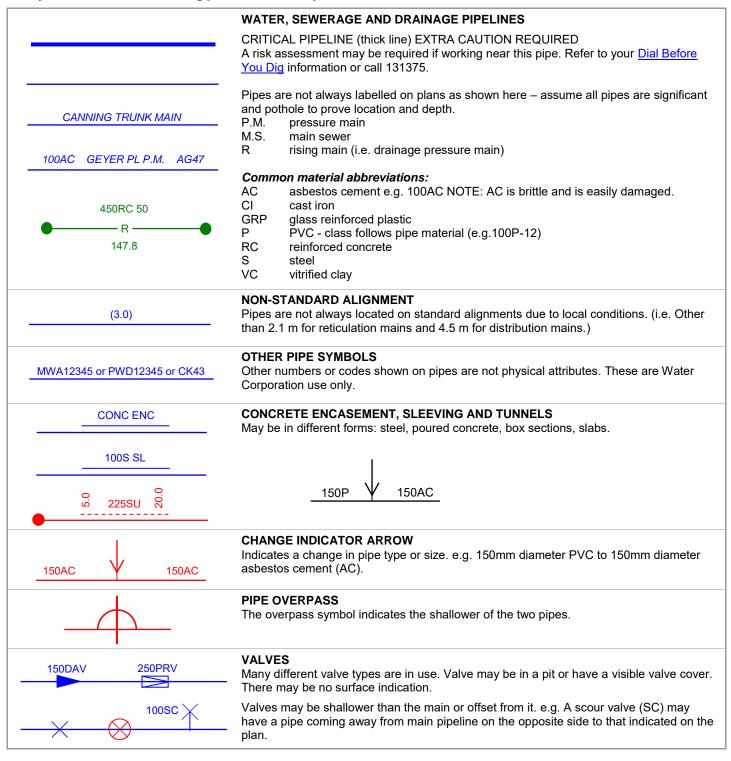


Plans generated 16 Jan 2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com

## Plan Legend (summary) INFORMATION BROCHURE

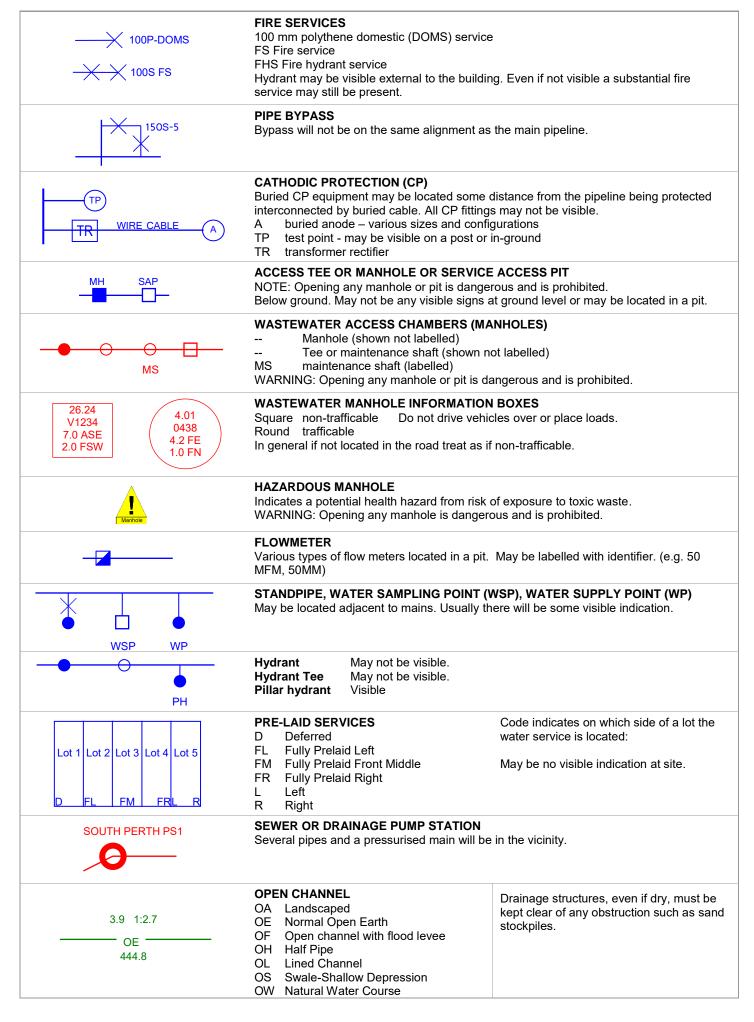


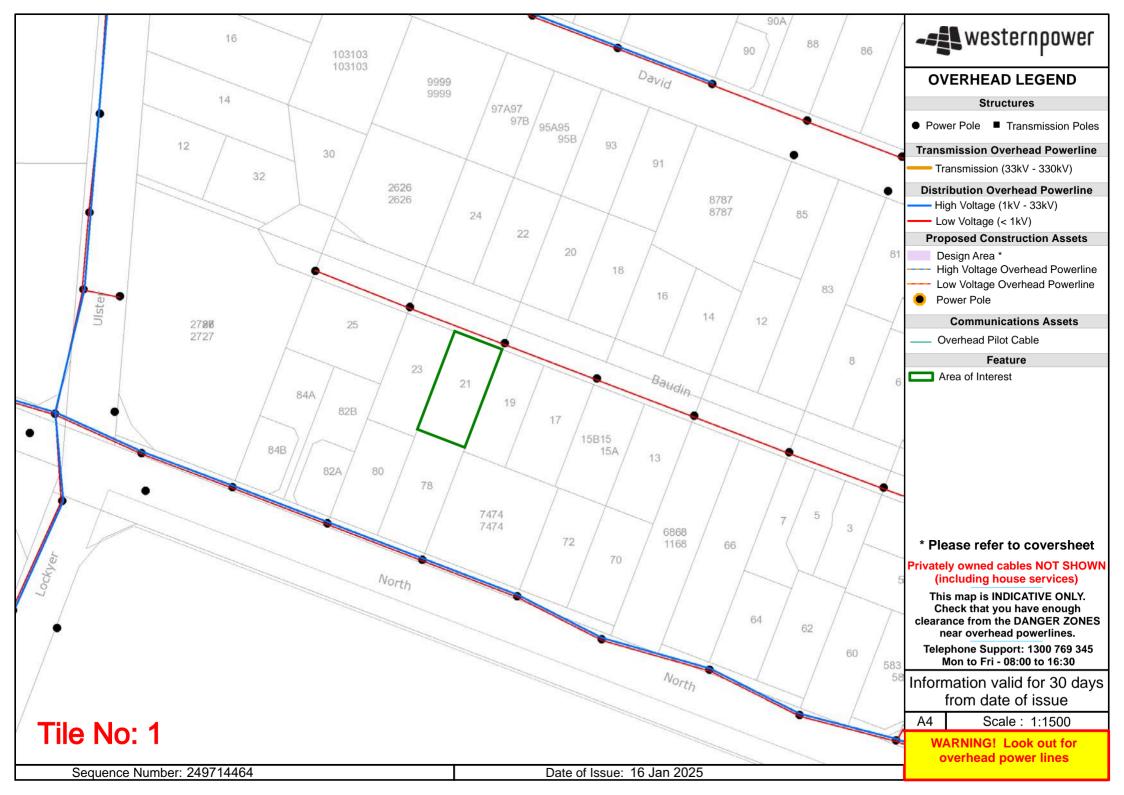
This legend is provided to <u>Dial Before You Dig</u> users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from <u>www.watercorporation.com.au</u>. (Your business > Working near pipelines > Downloads) WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

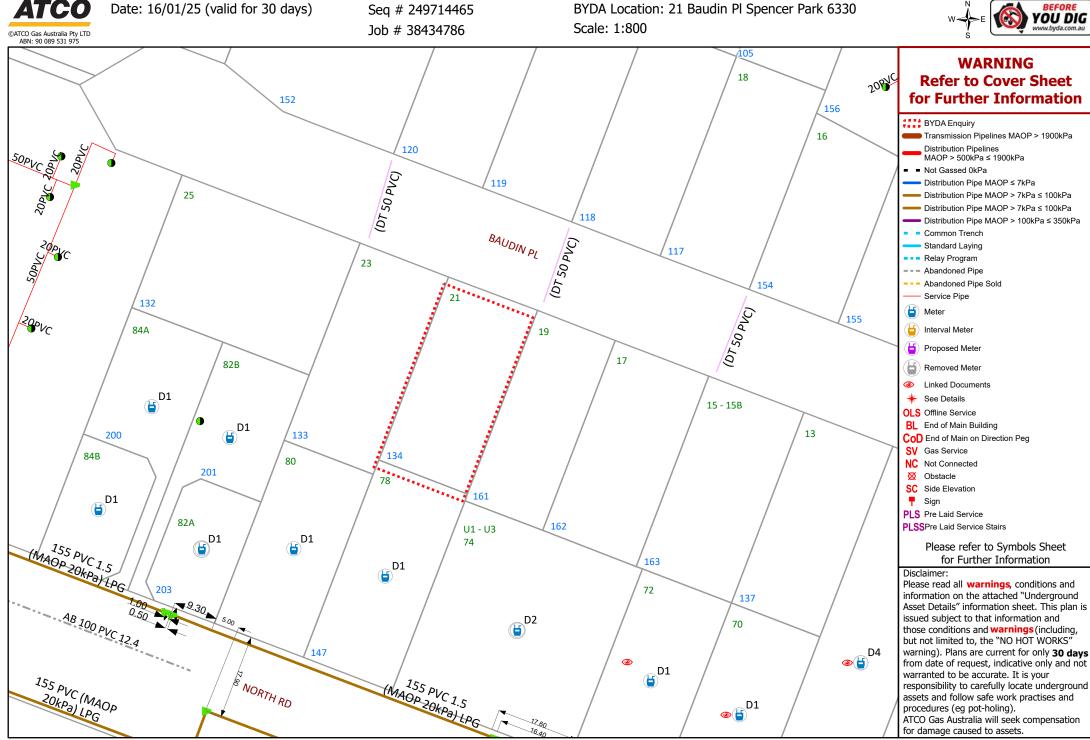




www.watercorporation.com.au







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Plans generated by SmarterWX<sup>™</sup> Automate

#### SYMBOLS SHEET ATCO LANTIS GAS UTILITY NETWORK **COMPOUNDS EXISTING GAS NETWORK REGULATOR SETS** Transmission Pipelines Gate Station **Regulator Set** Distribution Pipelines () Pressure Reducing Station **Boundary Regulator** Δ Distribution Pipe MAOP 350kPa L.P.G. Tank **DELIVERY POINTS** Distribution Pipe MAOP 70kPa ❶ Hydrogen Plant (4) Meter **Distribution Pipe MAOP 7kPa** Interval Meter VALVES ---- Not Gassed (none) Meter Set Isolation Valves Service Pipe **PIPE JUNCTIONS** Service Valves End Cap PROPOSED GAS ASSETS MONITORING DEVICES **Expansion Joint** 4 **Proposed Meter** Ē Flow Monitoring Device Reducer **Proposed Main** $(\hat{t})$ **Pressure Monitoring Device** Tee **Common Trenching Replacement Program** -0-Transition ASSOCIATED INFRASTRUCTURE Weld ⊕ ABANDONED GAS NETWORK Associated Asset **Monolithic Joint** (4) Inactive / Removed Meter DUCTS AND SLEEVES $\otimes$ Stopple ⊕ **Abandoned Fitting** ക Odorizer Duct M Abandoned Valve Junctions ----- Horizontal Boring ----- Abandoned Gas Main **PROTECTION DEVICES** Sleeve $\oplus$ Abandoned Fitting SOLD **Test Point** = Road Crossing M Abandoned Valve SOLD (A)Anode **Concrete Slabbing** Abandoned Gas Main SOLD $(\mathbf{R})$ Rectifier **FEATURES** Not Gassed SC Side Elevation Linked Document Reference Line Obstacle PLS **Pre-Laid Service** Gas Pit 8 Suburb DOC 1.2m Arrow Pointer ✻ See Details PLSS **Pre-Laid Service Stairs** Not Connected Pre-Laid Service Tee Local Government NC PLST **Proving Location** SV **Gas Service** BL Asset end on Main **Pressure Upgrade** Sign CoD Asset ends on Direction Peg OL S Offline Service <sup>C1</sup> **Asset Identifaction Legend** (9a) AB 100 CI Critical Asset (See Cover Sheet WARNINGS) Pipe Diameter (millimetres) 1. 2.3. 160 PE 1.5 Pipe Material: 90 ©<sup>C1</sup> PE = Polyethylene, GI = Galvanised Iron, CI = Cast Iron PVC = PVC, ST = Steel Alignment (in metres from property line) 902 4. 515 Pressure in main & Gas Type 5a) MAOP (Maximum Allowable Operating Pressure) (©<sup>D1</sup> 5. (12) () 1388 11 5b) Gas Type: NG = Natural Gas. ©<sup>D1</sup> H2B = Natural Gas Blended with % Hydrogen. 651 1900kPa) NG (11) LPG = Liquefied Petroleum Gas. PLS 650 Off-line Service service may not be straight line to meter. (WARNING OLS may not always be shown on plan). 6. 100 PVC 1.5 (MAOF 160 PE 1.5 (MAC <u>و</u> See Cover Sheet for More Informattion. 8 Service Valve in the vicinity (NOTE: Service Valve may be "BURIED") 7. €<sup>D1</sup> (<sup>D1</sup>) <sup>D2</sup>

- 8. Pre-laid Service laid in Common Trench 9.
- Main Status: (See Cover Sheet WARNINGS) 9a. AB & ABS = Abandoned Mains, Ab Sold. 9b. PROP = Proposed Mains
- 10. Customer Connection: Does not indicate actual location of Meter Position D2 (D = Domestic & 2 = Number of Meters)
  - C1 (C = Commercial & 1 = Number of Meters)
- 11. Additional detail available and Must be obtained
- **if within area of proposed works see Cover Sheet.** Depth of Cover (DOC) in metres. 12.

(6)

©D1 262A

264

260

■<sup>()</sup>D1 262B

D1 69

583

582

(10)

581

61

OP 70kPa) NG

D2 

Issue : March 2024

€<sup>D1</sup>

<sup>©</sup><sub>64</sub><sup>D1</sup>

(9b)

PROP 110PE 1.5 (MAOP 70kPa) NO

60

70kPa)

NG

647

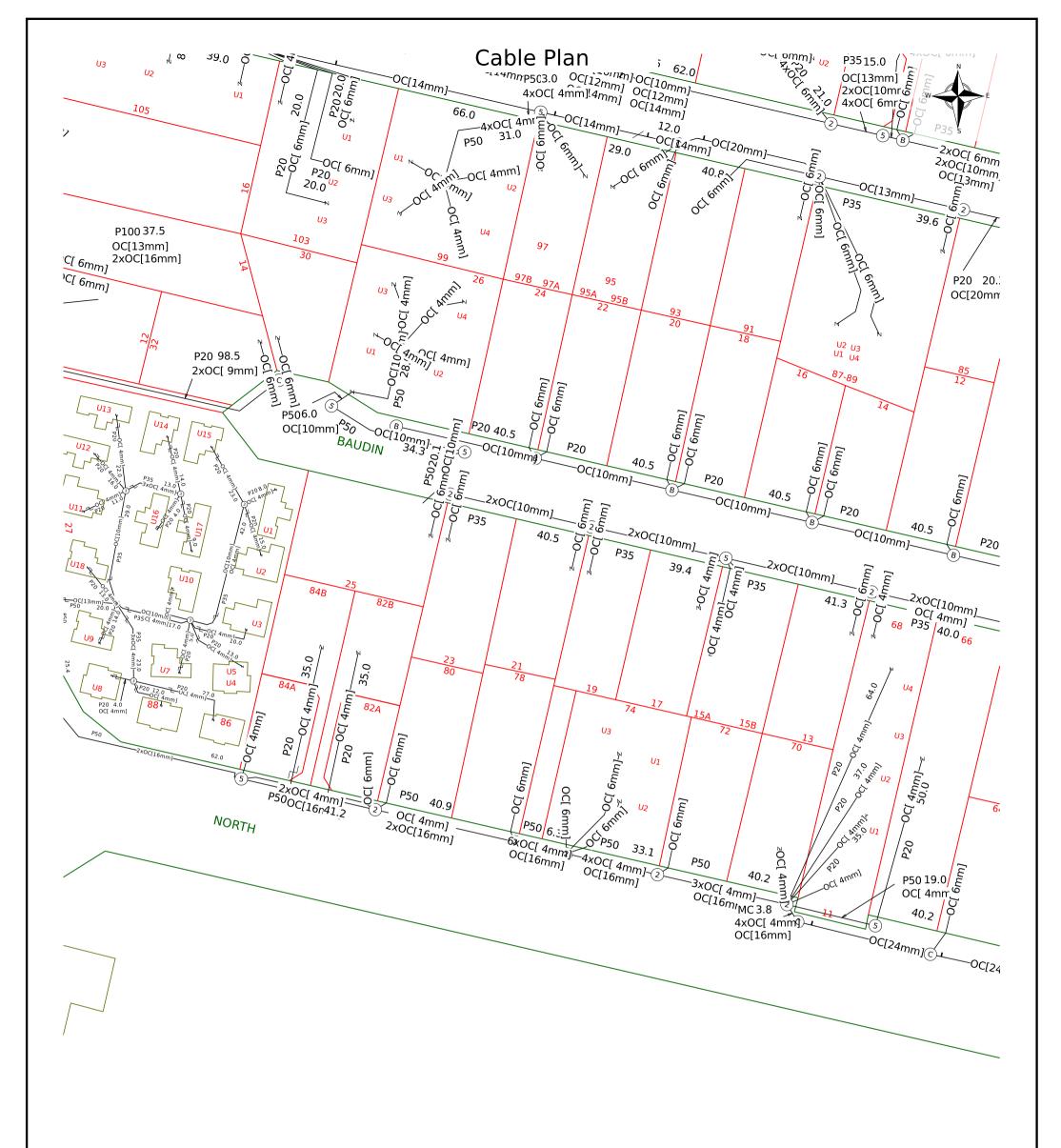
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3

4

(5a)

5b



Ph - 13 22 03	.telstra.com.au/customer/general/forms/report-damage-to-telstra-	Sequence Number: 249714462
Email - Telstra.Plans@team. Planned Services - ph 1800	telstra.com 653 935 (AEST bus hrs only) General Enquiries	Please read Duty of Care prior to any
TELSTRA LIMITED	A.C.N. 086 174 781	excavating
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#### 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.

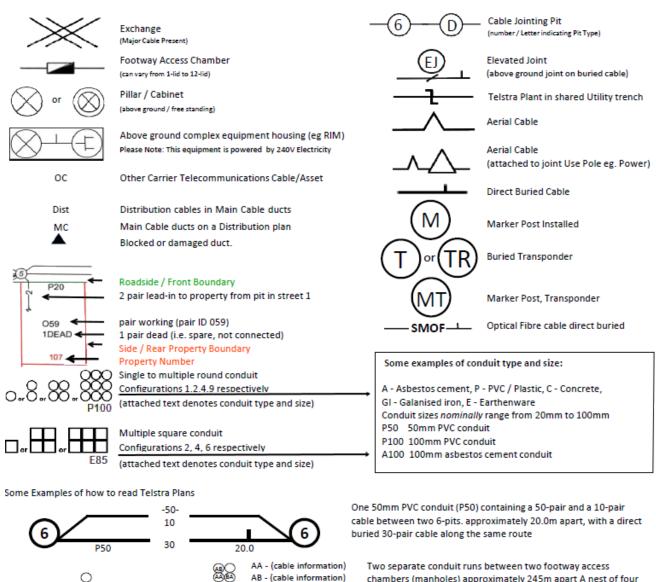
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.

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**



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:**

C100

by maintaining the following distances from our assets:

• 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal

P100

245.0

- 500mmVibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.

BA - (cable information)

- 1.0mJackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a <u>CERTLOC Certified Locating Organisation (CLO)</u> or Telstra Location Intelligence Team 1800 653 935

· + ·	LEGEND nbn ()	
34	Parcel and the location	
3	Pit with size "5"	
25	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.	
	Manhole	
$\otimes$	Pillar	
2 PO - T- 25.0m P40 - 20.0m 9	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.	
-0 10.0m	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.	
-0	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.	
-0	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.	
-0	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.	
BROADWAY ST	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**<sup>™</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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

ESTABLISHED IN ALBANY FOR OVER 80 YEARS

24/01/2025

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

To whom it may concern,

#### RE: RENTAL APPRAISAL - 21 BAUDIN PLACE, SPENCER PARK 6330

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.

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:

<u>Obligations of landlords - corded internal window coverings | Department of Mines,</u> <u>Industry Regulation and Safety (commerce.wa.gov.au)</u>



Minimum Security Requirements:

<u>Rental property security standards | Department of Mines, Industry Regulation and</u> <u>Safety (commerce.wa.gov.au)</u>

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

Yours faithfully,

Rytomister

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.