

**FOR SALE**



**\$660,000**

Merrifield Real Estate  
**14 BOTTLEBRUSH ROAD, GLEDHOW**



**COUNTRY PROPERTY HAS A SURPRISE AT EVERY TURN**

- Charming 1950s cottage on 1.62ha zoned General!Agriculture
- Lounge, dining room, big deck, modernised bathroom and!kitchen
- Set in fabulous, lush gardens, orchard, veggies, tall gums
- 7m x 8m shed-workshop, studio, double carport, shade
- Chook runs, grassy paddock for sheep or horse; 8 mins from town



**Tommie Watts**

**0476 514 921**

0898414022

[tommie@merrifield.com.au](mailto:tommie@merrifield.com.au)



 **3**  **1**  **4**  **1.62 ha**



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



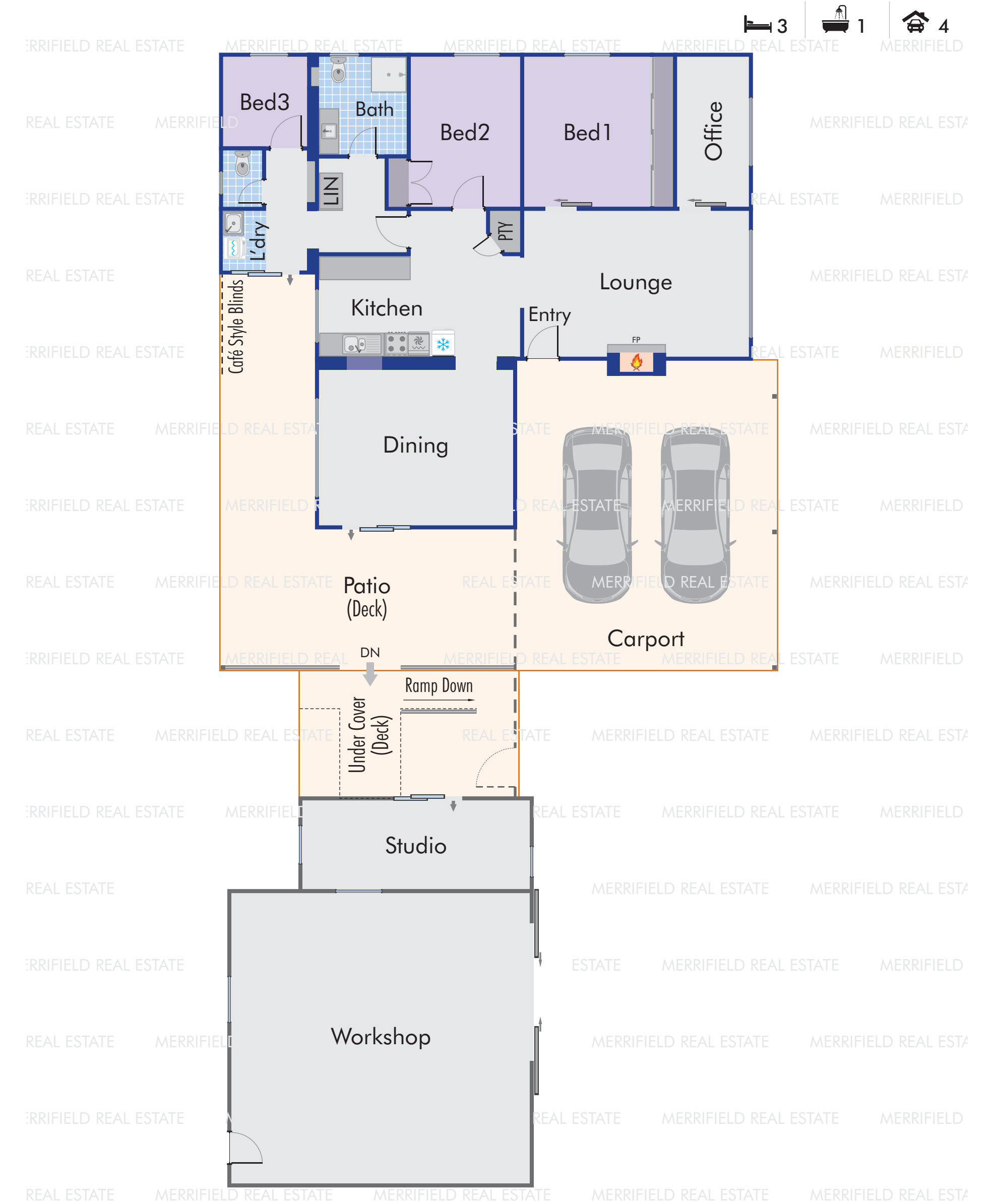
# 14 BOTTLEBRUSH ROAD, GLEDHOW



## Specification

Asking Price	\$660,000	Land Size	1.62 ha
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	General Agriculture
Parking	4	School Zone	Mt Lockyer P.S / N.A.S.H.S
Sheds	1	Sewer	Septic
HWS		Water	Not Specified
Solar	N/A	Internet Connection	Available
Council Rates	\$2,526.94	Building Construction	Asbestos & Iron
Water Rates	\$275.72	Insulation	Not Specified
Strata Levies	N/A	Built/Builder	1950
Weekly Rent		BAL Assessment	N/A
Lease Expiry	N/A	Items not included	





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.





Created: 28 November 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>





WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**1210**

**414**

## 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 8 ON DIAGRAM 19547

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

RONALD ERNEST WILSON  
JUDITH RUTH WILSON  
BOTH OF 14 BOTTLEBRUSH ROAD, GLEDHOW, ALBANY  
AS JOINT TENANTS

(T J630503 ) REGISTERED 21/2/2006

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

1. E094323 EASEMENT TO SHIRE OF ALBANY. SEE SKETCH ON VOL 1210 FOL 414. REGISTERED 5/5/1989.
2. J630504 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 21/2/2006.

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: 1210-414 (8/D19547)  
PREVIOUS TITLE: 1142-604  
PROPERTY STREET ADDRESS: 14 BOTTLEBRUSH RD, GLEDHOW.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

11747/58

Transfer: 347/1958 (29819)

Volume 1142 Folio 604



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1210 Fol. N<sup>o</sup> 414

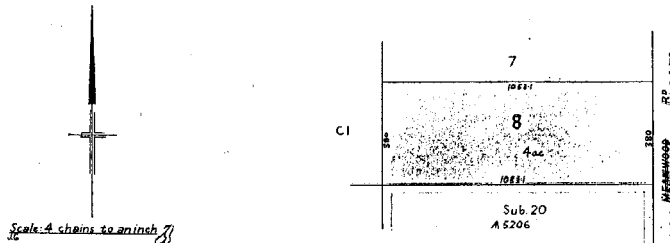
CT 1210 0414 F

# Certificate of Title



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

Evelyn Maude Caudwell of Gnowangerup, Married Woman, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing four acres or thereabouts, being portion of Gledhow Suburban Lot 21 and being Lot 8 on Diagram 19547.



Dated the thirteenth day of January One thousand nine hundred and fifty-eight.

A761664-7

G. S. Buchanan  
Registrar of Titles.

Application A761664. The correct name and addition of the proprietor is Evelyn Maud Caudwell of 21 Meanwood Road, Albany, Married Woman.

11th December 1973

Application A761665. On 22.4.1971 Evelyn Maud Caudwell died and on 13.10.1971 Probate of her will was granted to The West Australian Trustee Executor and Agency Company Limited one of the executors therein named have being reserved to Edgar Caudwell, the other executor therein named to come in and prove.

11th December 1973

Transfer A761666 to Bernard George Morris of Meanwood Road, Albany. Builder

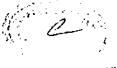
Registered 11th December 1973 at 10.180c



Transfer B522244 to Lance Raymond Ffay, Farmer, and Dale Margaret Ffay, his wife, both of 53, Bushby Road, Lower King, tenants in common in equal shares. Registered 12th May 1978 at 11.500c.



Transfer B773162 to Spaham George Potts, Builder and Valerie Jane Potts, Married Woman, both of 21 Lower King Road, Lower King, as joint tenants. Registered 28th August 1977 at 12.490c



Transfer C737021 to Albert Daubert, Farmer and Eunice Elizabeth Daubert, Married Woman, both of care of Post Office, Youngs Siding, via Albany, as joint tenants. Registered 26th March, 1981, at 2.360c.



3139/197-34492-196

For encumbrances and other matters affecting the land see back.

# EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage A 761667 to Commonwealth Trading Bank of Australia  
Registered 12th May 1978 at 11.30 a.m.

Discharge B 522243 of Mortgage A 761667. Registered 12th May 1978 at 11.30 a.m.

Mortgage B 773163 to Perth Building Society. Registered 26th March 1984 at 2.36 p.m.

Discharge C 737020 of Mortgage B 773163. Registered 26th March 1984 at 2.36 p.m.

Transfer E094323. The right to enter upon the portion of the within land marked "A" on the map in the margin for the purpose of exercising certain drainage rights as set out in the said Transfer is granted to Shire of Albany. Registered 5th May 1989 at 10.53 hrs.

Not to Scale  
Dist. in metres  
DIA 60725  
Sub 30  
A 5205



CT 1210 0414 B



CERTIFICATE OF TITLE

Vol. 1210 Fol.

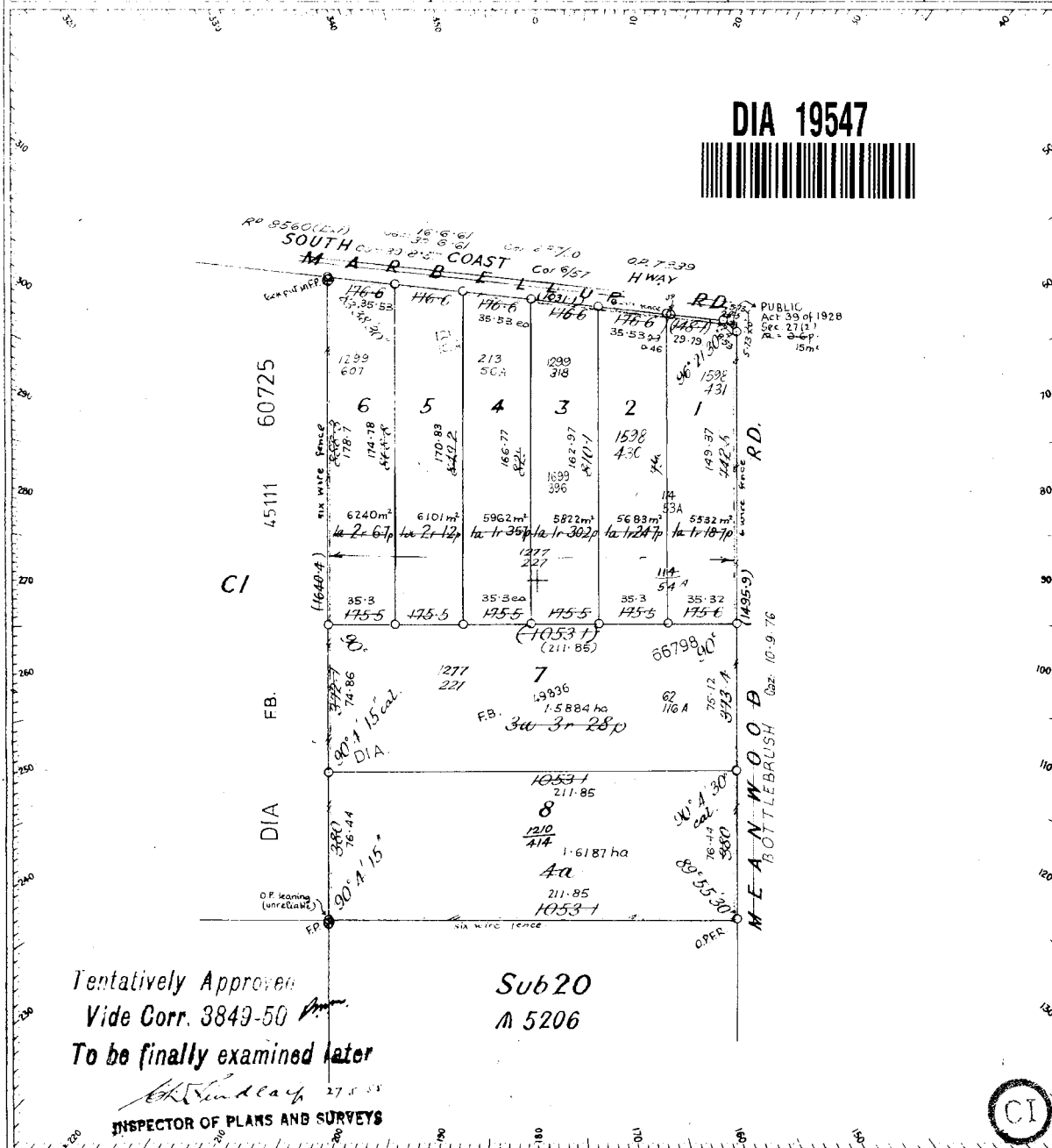
## Diagram 19547

Lot	Certificate of Title	Lot Status	Part Lot
1	1598/431	Registered	
2	1598/430	Registered	
3	1699/396	Registered	
4	213/56A	Registered	
5	121/101A	Registered	
6	1299/607	Registered	
8	1210/414	Registered	



Town or District.	Number of Lot or Location.	Field Book.	Scale, Chains to One Inch.	Certificate in which Land is Vested.	Area
GLEDHOW	Sub Lot 21	15667	3 1 : 2375	Vol. 1142. Fol. 604.	A. R. P.

DIA 19547



<b>CERTIFICATE</b> I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate. <i>[Signature]</i> Licensed Surveyor.		<b>Approved by Town Planning Board</b> <i>[Signature]</i> Deputy Chairman	
Date <u>20/4/56</u>		Date <u>16/12/54</u>	
Approved Inspector of Plans and Surveys	On Plan <u>2012</u> Diagram Index Plan <u>5551</u> CORIMUP 2000 38.07	Registered 41041	Diagram No. <b>19547</b>

15

H14  
8



# 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](http://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

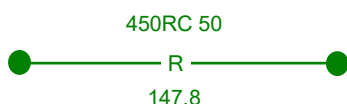
S steel

VC vitrified clay



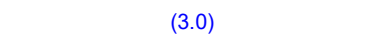
CANNING TRUNK MAIN

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.

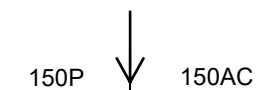
MWA12345 or PWD12345 or CK43

### CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.

CONC ENC

100S SL



### CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



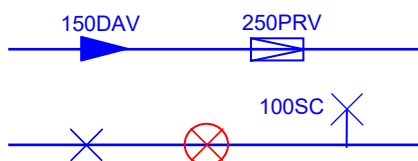
### PIPE OVERPASS

The overpass symbol indicates the shallower of the two pipes.



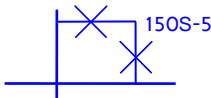
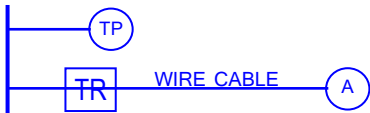





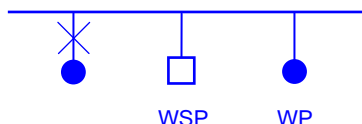
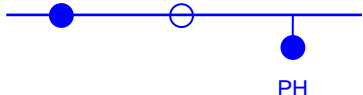
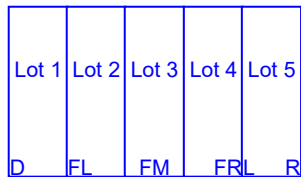




### VALVES

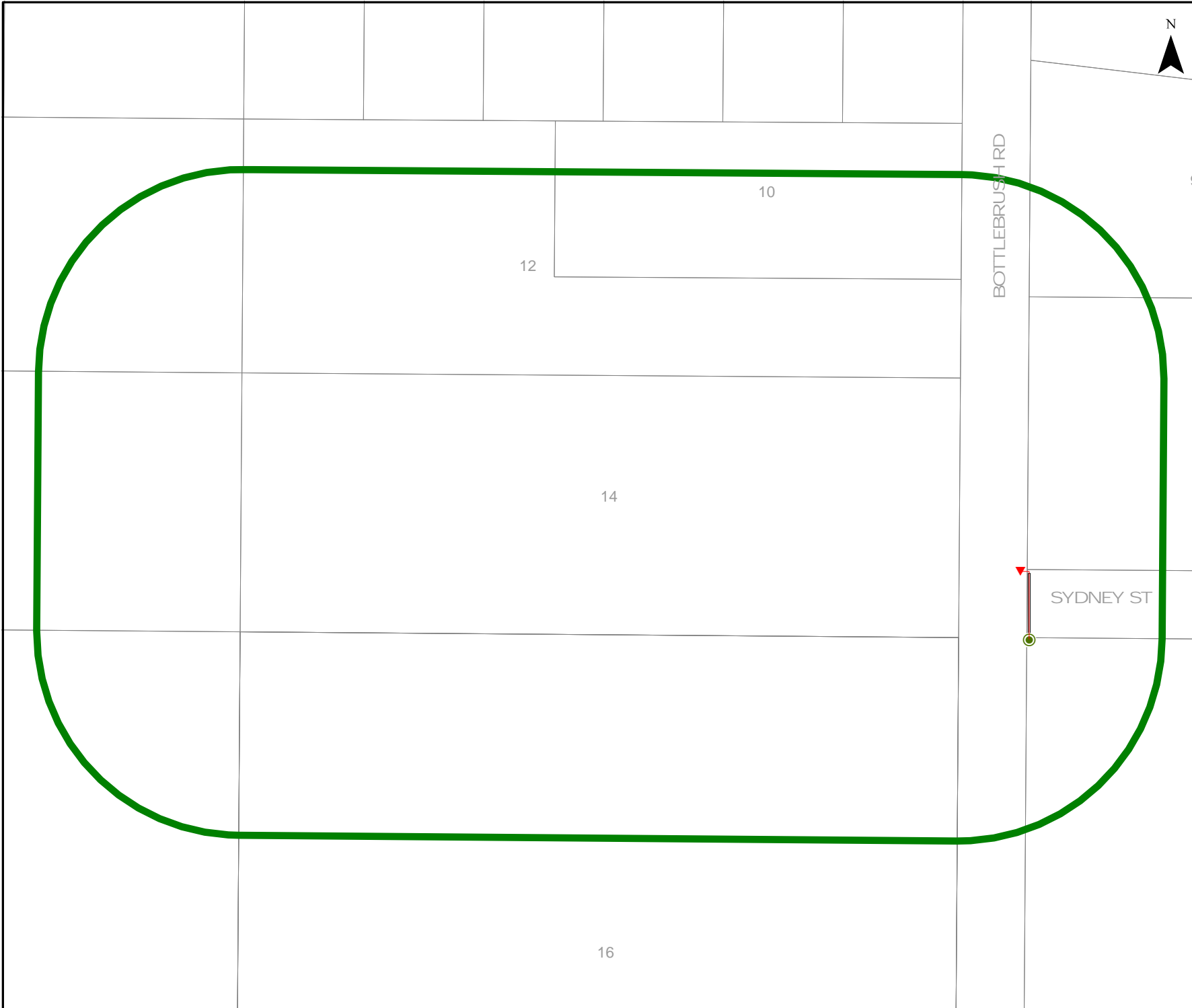
Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.




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.

 	<b>FIRE SERVICES</b> 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.	
	<b>PIPE BYPASS</b> Bypass will not be on the same alignment as the main pipeline.	
	<b>CATHODIC PROTECTION (CP)</b> 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	
	<b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b> 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.	
	<b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b> -- 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.	
	<b>WASTEWATER MANHOLE INFORMATION BOXES</b> 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.	
	<b>HAZARDOUS MANHOLE</b> Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	<b>FLOWMETER</b> Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	<b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b> May be located adjacent to mains. Usually there will be some visible indication.	
	<b>Hydrant</b> May not be visible. <b>Hydrant Tee</b> May not be visible. <b>Pillar hydrant</b> Visible	
	<b>PRE-LAID SERVICES</b> 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.	
	<b>SEWER OR DRAINAGE PUMP STATION</b> Several pipes and a pressurised main will be in the vicinity.	
	<b>OPEN CHANNEL</b> OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course	Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.











**UNDERGROUND LEGEND**


**Structures**


 Pillar

 Metal Pole


 Transformer Site


 UG Crossing \*


 Ring Main Unit


 LV Distribution Frame


**Distribution Cables**

 High Voltage Cable (1kV - 33kV)

 Low Voltage Cable (< 1kV)

 Street Light Circuit (< 1kV)

 Street Light Pilot (< 1kV)

 Earth Wire

**Cable Pole Terminations**

 HV Termination

 LV Termination

**Proposed Construction Assets**

 Design Area \*

 High Voltage Underground Cable

 Low Voltage Underground Cable

 Metal Pole

 Pillar

 Transformer site

 HV Termination

 LV Termination

**State Underground Power Project**

 CURRENT Work Area \*

 COMPLETED Area \*

**Feature**

 Area of Interest

**\* Please refer to coversheet**

**Privately owned cables NOT SHOWN (including house services)**

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

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

**Information valid for 30 days from date of issue**

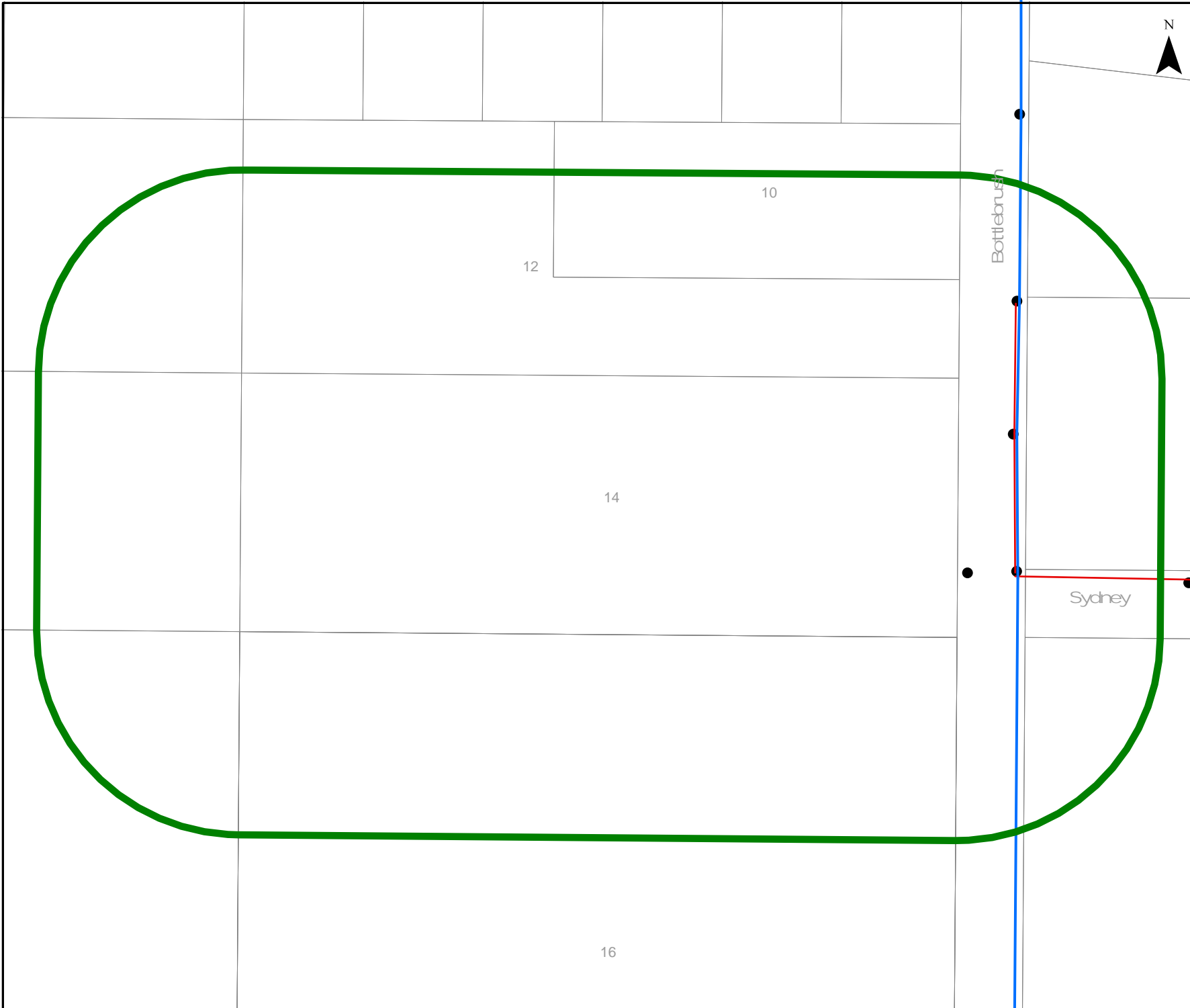
A4


Scale : 1:1500

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

Sequence Number: 233001767

Date of Issue: 5/12/2023





**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

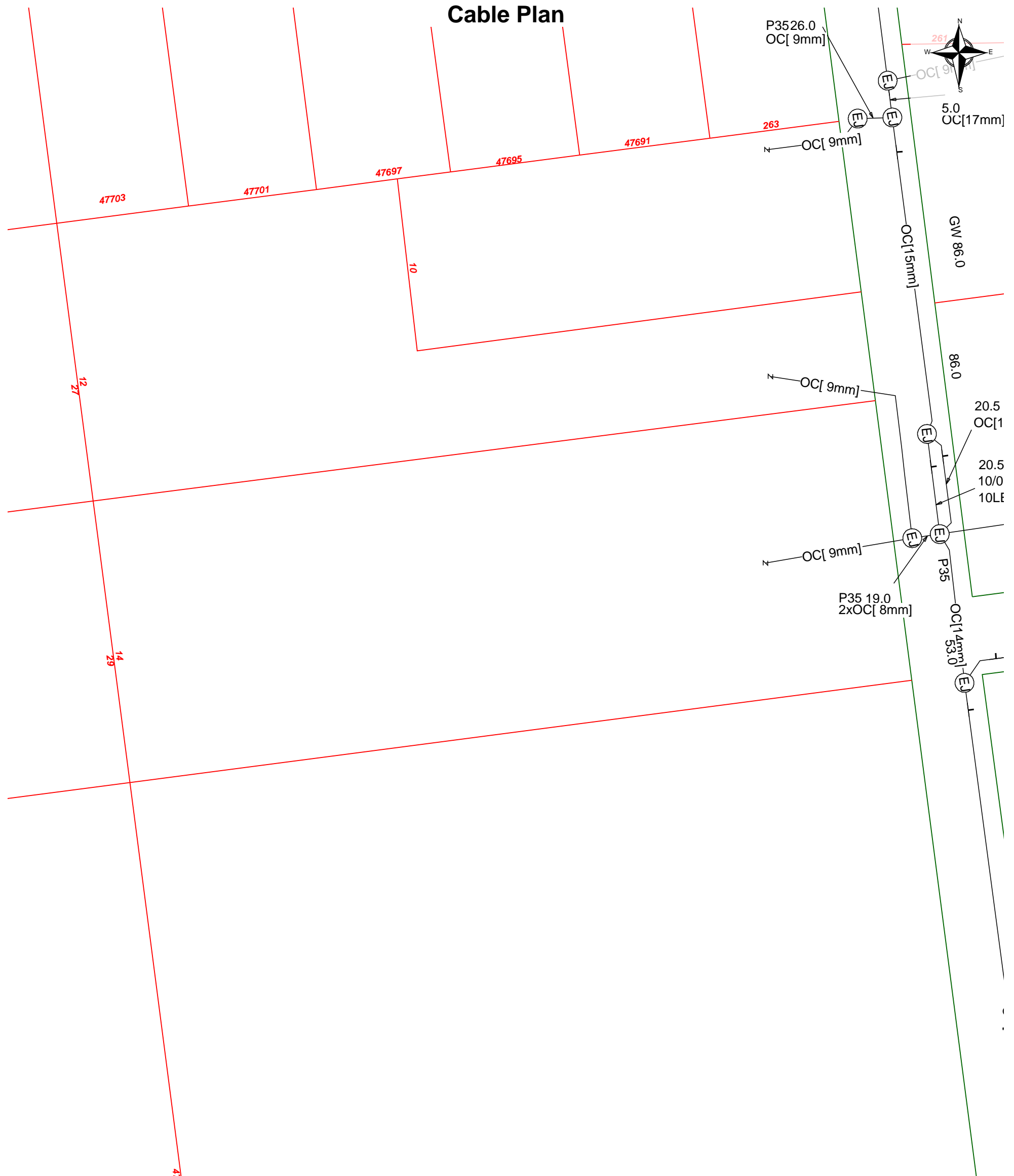
A4

Scale : 1:1500

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



## Cable Plan



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

Sequence Number: 233001768

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 05/12/2023 18:56:12

#### 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 BYDA map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto: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

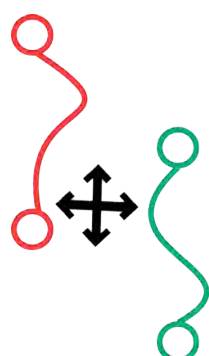
If you receive a message asking for a phone or account number say:

"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](mailto:NetworkIntegrity@team.telstra.com)

<https://www.telstra.com.au/consumer-advice/digging-construction>

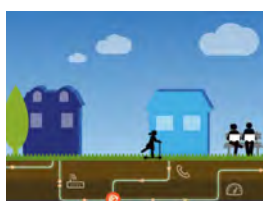


DBYD Certification

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)

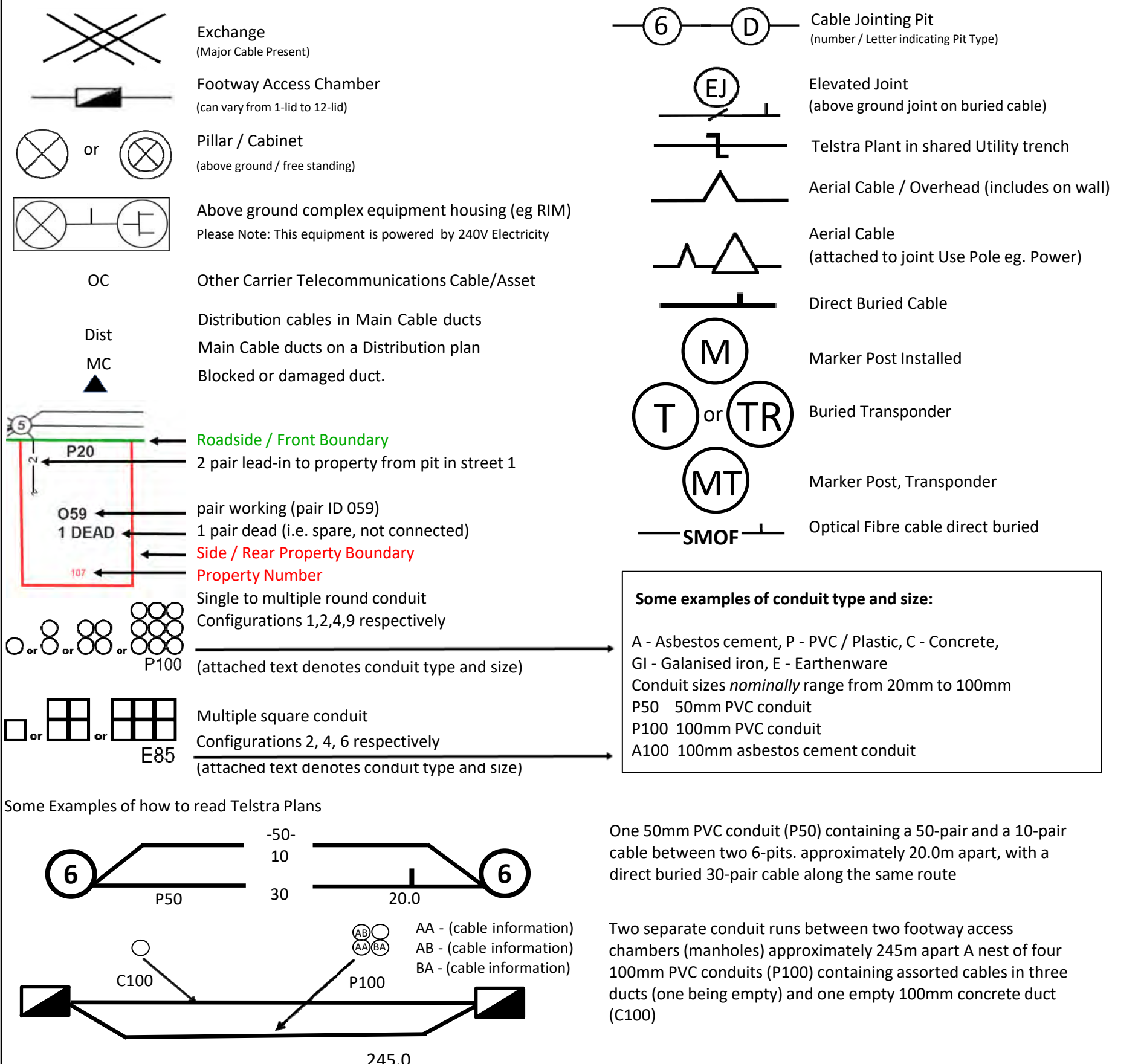
<https://www.telstra.com.au/smart-community>



# 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

<b>Dial before you dig Job #:</b>	35617171	 <b>DIAL BEFORE YOU DIG</b> <a href="http://www.1100.com.au">www.1100.com.au</a>
<b>Sequence #</b>	233001765	
<b>Issue Date:</b>	05/12/2023	
<b>Location:</b>	14 Bottlebrush Rd , Gledhow , 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>Cable count of trench is 2.</p> <p>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.</p> <p>One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters</p> <p>1:2000</p> <p>1 cm equals 20 m</p>





30/11/2023

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 – 14 BOTTLEBRUSH ROAD, GLEDHOW

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 **\$420.00 - \$450.00 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 \(commerce.wa.gov.au\)](#)

Due to the high level of gardening, I would not recommend renting this property out as an investment.

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 extending to the right.

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.