

**FOR SALE**



**Offers Above \$419,000**

## 4 VERNON LANE, MCKAIL



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

## COMFY RETREAT IS EASY BREEZY

- Attractive brick and Colorbond home
- Open lounge/dining, sheltered rear patio
- Carport, extra parking, space for shed-workshop
- Near supermarket, eight minutes to town
- Suit couple, smaller family or savvy investor

**Merrifield**  
REAL ESTATE

 **3**  **1**  **1**  **573 m2**

**Lee Stonell**

**0409 684 653**

0898414022

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



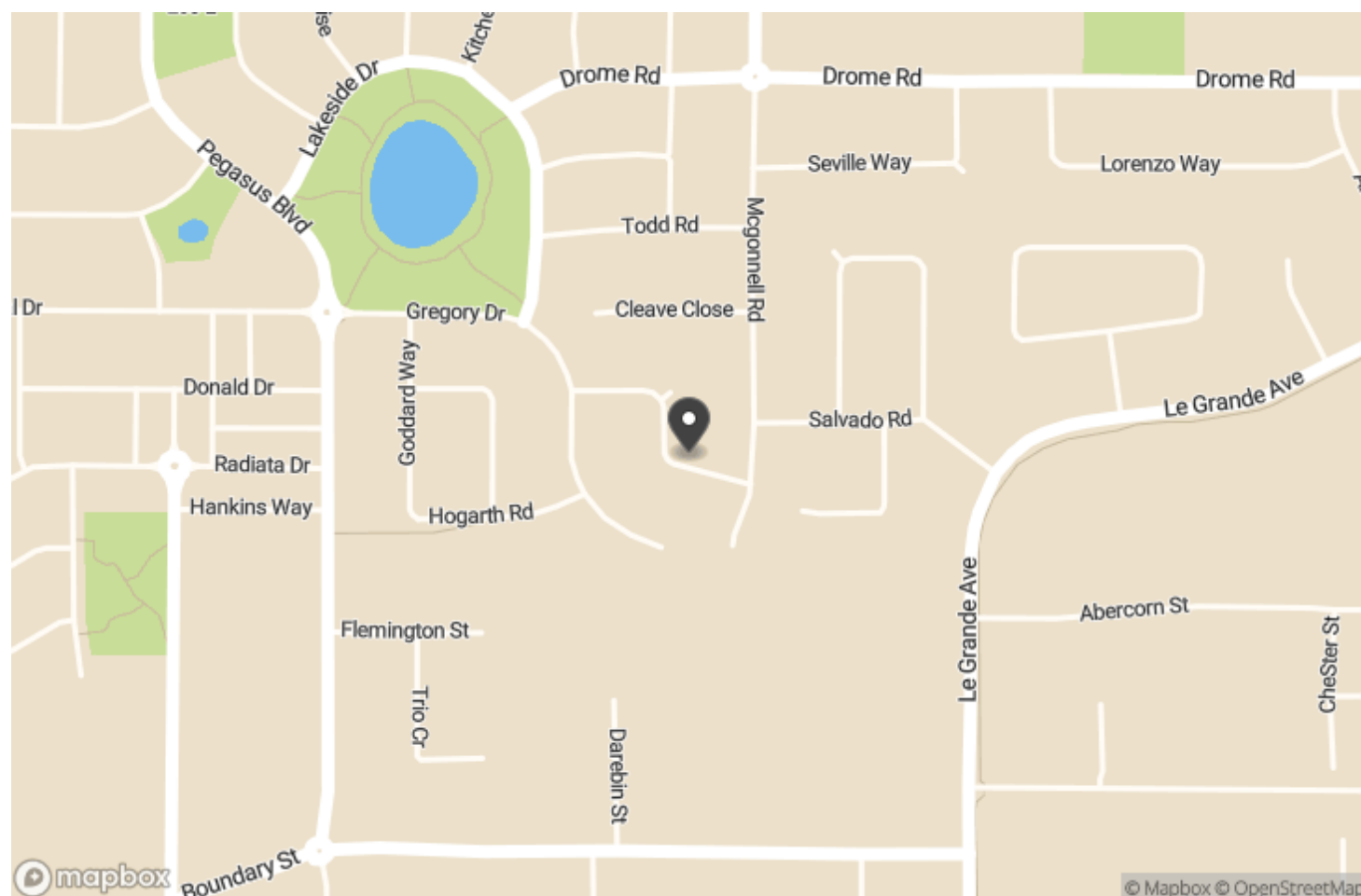
Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.  
Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330

## 4 VERNON LANE, MCKAIL



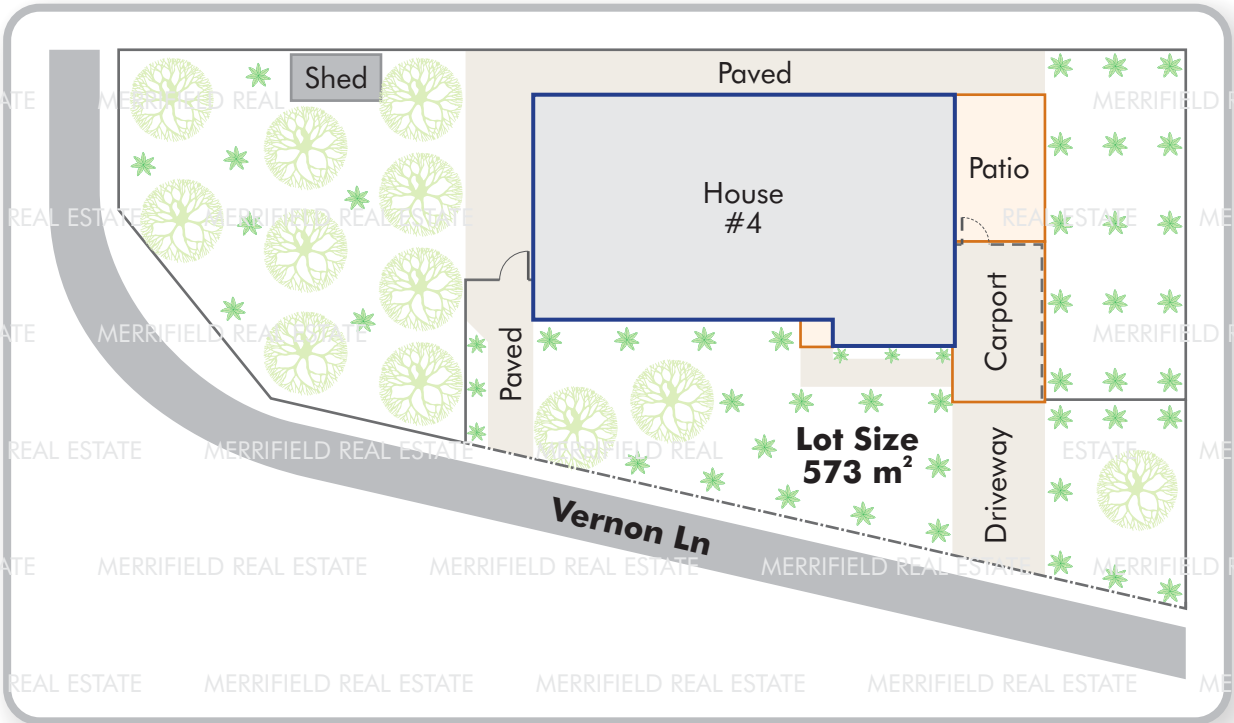
### Specification

Asking Price	Offers Above \$419,000	Land Size	573.00 m2
Bedrooms	3	Frontage	See Diagram 99897
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential - R20
Parking	1	School Zone	Mt Lockyer P.S / N.A.S.H.S
Sheds	1	Sewer	Connected
HWS	Gas HWS	Water	Connected
Solar	Yes	Internet Connection	Available
Council Rates	\$2,591.67	Building Construction	Brick & Colorbond
Water Rates	\$1,525.99	Insulation	Present
Strata Levies	N/A	Built/Builder	2002
Weekly Rent	\$480 - \$500 per week	BAL Assessment	N/A

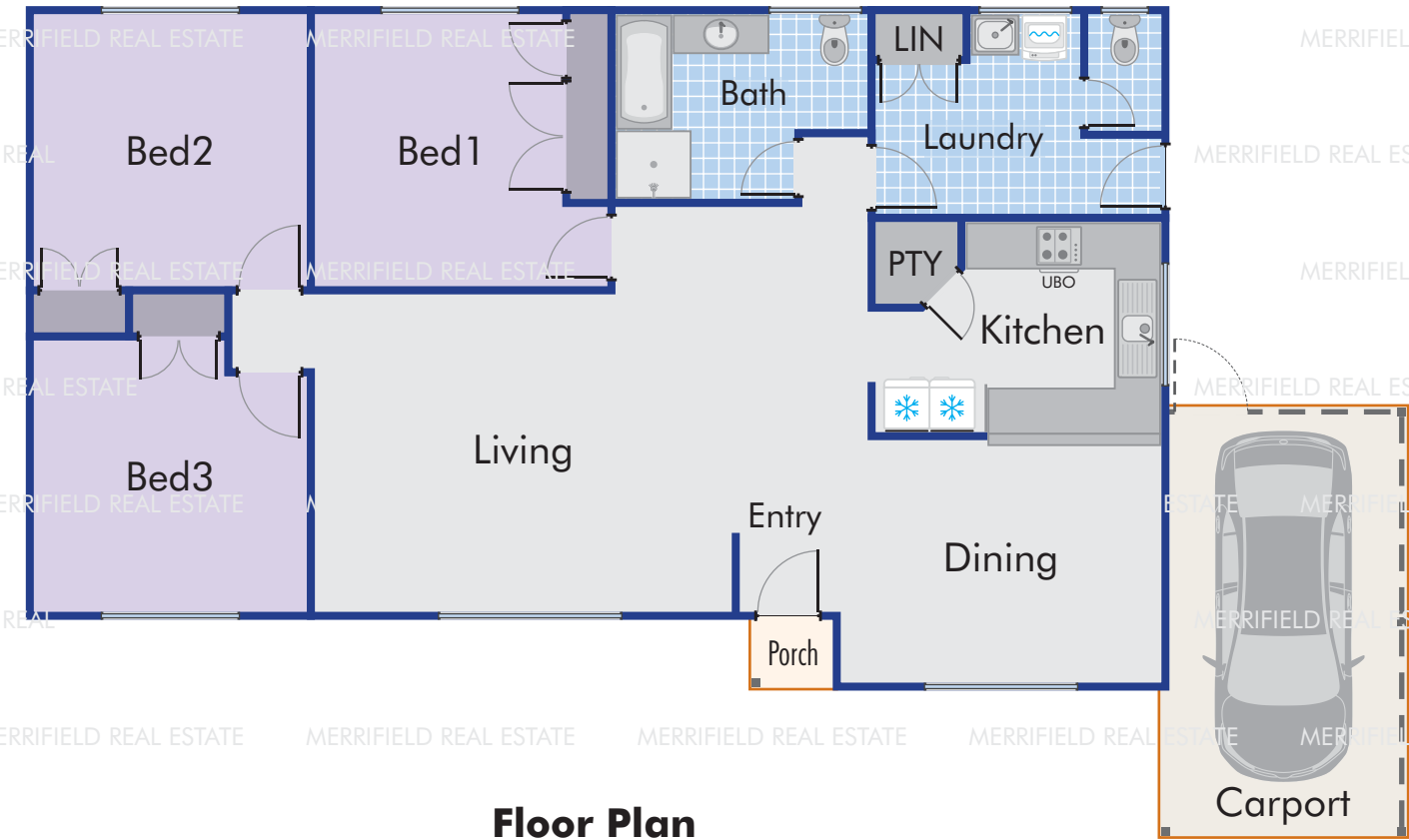




3 | 1 | 1



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.





Created: 1 May 2024 11:28:22 AM AEST Map Viewer Plus [landgate.wa.gov.au/?address=4%20Vernon%20Lane%2C%20MCKAIL%206330&theme=hybrid](https://mapviewerplus.landgate.wa.gov.au/?address=4%20Vernon%20Lane%2C%20MCKAIL%206330&theme=hybrid)


0 0.003 0.007 0.01 0.014 km




**Administrative Boundary**

-  Local Government
-  Localities (L)



**Roads**

- Minor Roads
-  Minor

**Cadastre**

- House Numbers (4K)
- Property Information (4K)
-  Lot on Plan - Boundaries (16K)

**Landgate WA Now Mosaic**

- WA Now Imagery
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**2217**

**116**

## 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 497 ON DIAGRAM 99897

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

LAURA ANN MARK OF 24 VIEW STREET, ALBANY

(T 1004078 ) REGISTERED 4/2/2002

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DIAGRAM 99897 - AS CREATED ON PLAN 24061.
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT TO WATER CORPORATION FOR SEWERAGE PURPOSES - SEE DIAGRAM 99897 - AS CREATED ON PLAN 24061.

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: D99897  
PREVIOUS TITLE: 2196-885  
PROPERTY STREET ADDRESS: 4 VERNON LANE, MCKAIL.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



# Diagram 99897

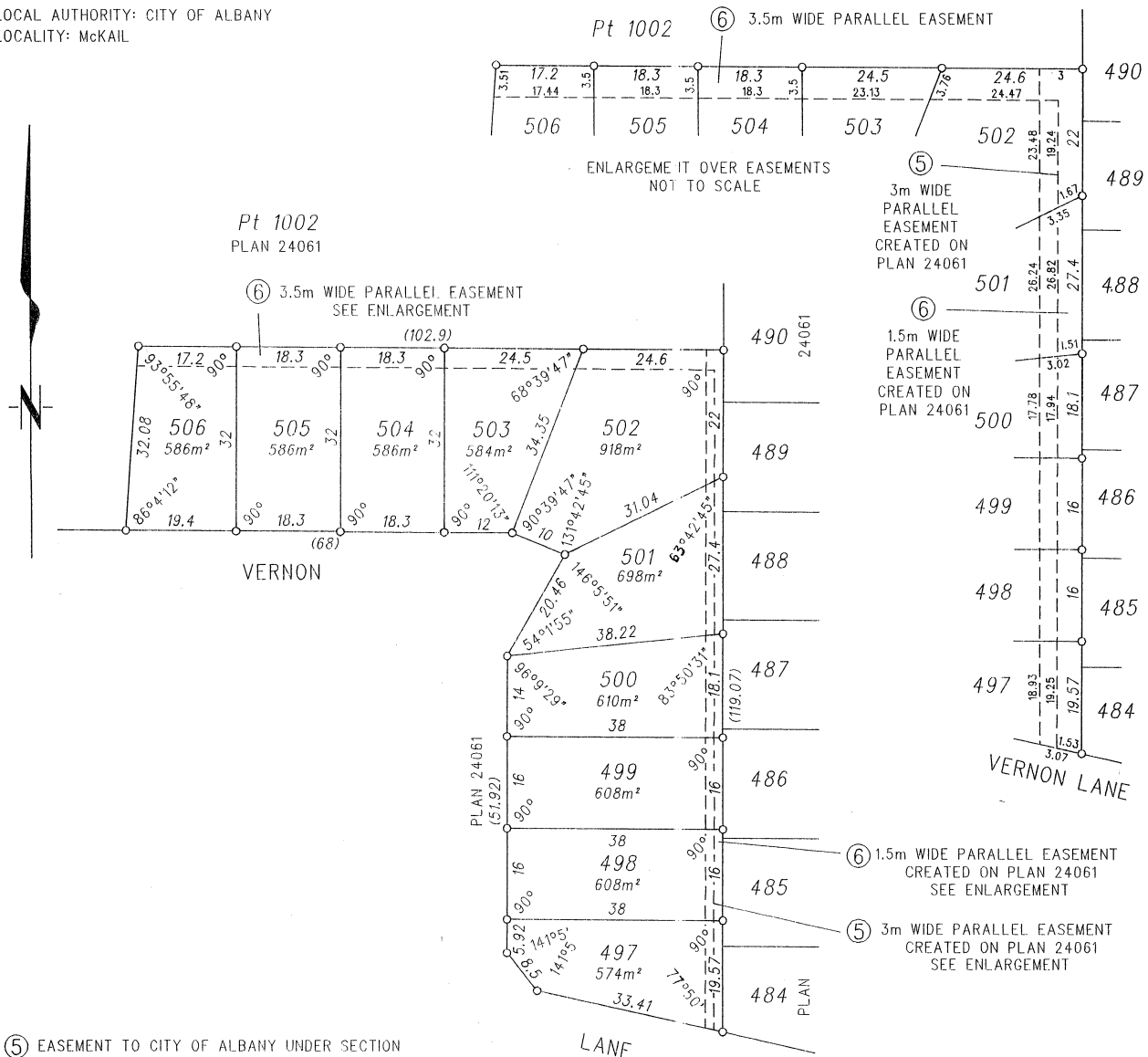
Lot	Certificate of Title	Lot Status	Part Lot
497	2217/116	Registered	
498	2217/117	Registered	
499	2217/118	Registered	
500	2217/119	Registered	
501	2217/120	Registered	
502	2217/121	Registered	
503	2217/122	Registered	
504	2217/123	Registered	
505	2217/124	Registered	
506	2217/125	Registered	

DIA 99897



LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	
Pt LOT 1002 OF PLANTAGENET LOCATION 399	PLAN .....24061 DIAGRAM ..... INDEX .....BK26 (2) 09.08 PUBLIC .....BK26 (2) 09.08	VOLUME 2196 FOLIO 885	75068 83829	TOTAL AREA 6358m <sup>2</sup>

LOCAL AUTHORITY: CITY OF ALBANY  
LOCALITY: McKAIL



⑤ EASEMENT TO CITY OF ALBANY UNDER SECTION  
27A REG 5 OF THE T.P. & D. ACT. (DRAINAGE)

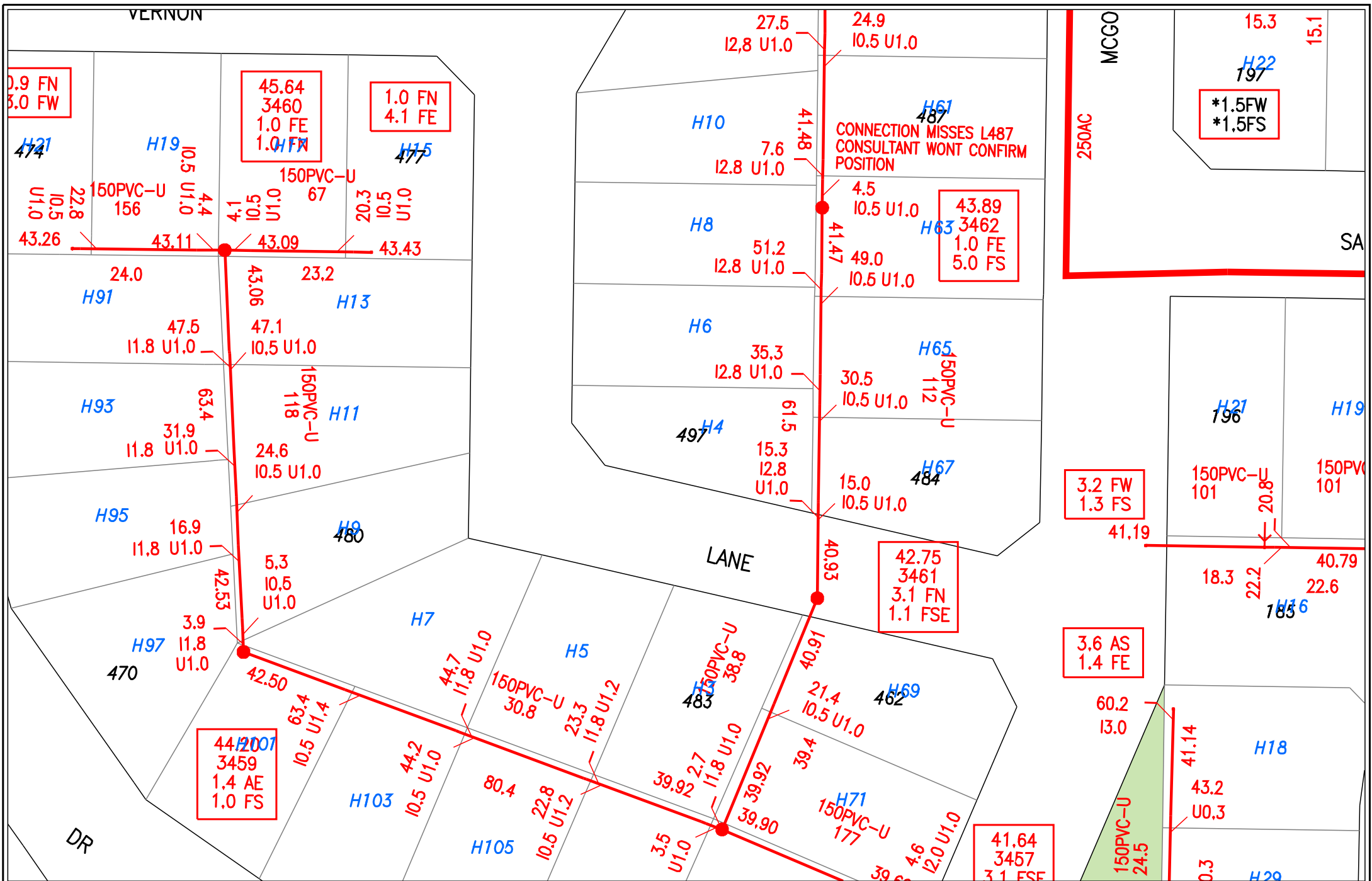
⑥ EASEMENT TO WATER CORPORATION UNDER SECTION  
27A REG 6 OF THE T.P. & D. ACT. (SEWERAGE)

**SUBDIVISION  
BY EARLY  
ISSUE PROCESS**

SURVEYOR'S CERTIFICATE - Reg. 54 I, <b>E.A. HARLEY</b> , hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. _____ Licensed Surveyor Date		APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 105619 _____ FOR CHAIRMAN DATE 25/1/2000		SCALE 1 : 750 ALL DISTANCES ARE IN METRES 0 10 20 30 40	
HARLEY, HEDDERWICK & WEBBER PTY LTD CONSULTING LICENSED SURVEYORS 116 SERPENTINE ROAD, ALBANY Ph (08) 9841 7333 Fax (08) 9841 3643 ALSO AT BUNBURY AND BUSSELTON DRAWN JB45 31 JANUARY 2000 09937AL1.02 A.C.N. 009 101 786		EARLY ISSUE YES/NO? LODGED DATE 25.2.2000 FEE PAID \$613 ASSESS No. 264329		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT ✓ DOCKET PLAN/DIAGRAM 99779 CERTIFIED CORRECT 2/3/00 F.S.C. 207-2001	
		IN ORDER FOR DEALINGS SUBJECT TO SEC. 27A OF THE T.P. & D. ACT By Briston 3.10.2001 FOR INSPECTOR OF PLANS & SURVEYS DATE APPROVED Approved 2/1/01 INSPECTOR OF PLANS & SURVEYS DATE		DOLA Department of LAND ADMINISTRATION OFFICE OF TITLES DIAGRAM 99897	







Scale: 1:750 Centre Point: 117.847°, -34.994°  
 Sequence No: 238661499  
 Print Date: 01/05/2024 Page: 1 of 1



**WARNING - CRITICAL PIPELINE**  
 Refer to Information Brochure Damage  
 Prevention and Legend for details

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



# Plan Legend (summary)



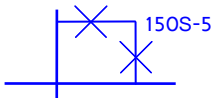
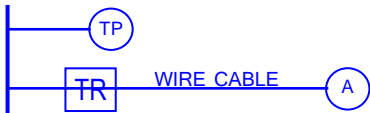





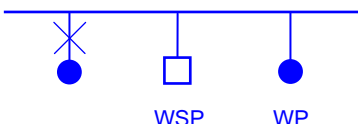
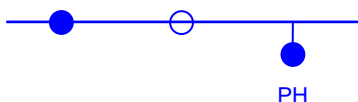
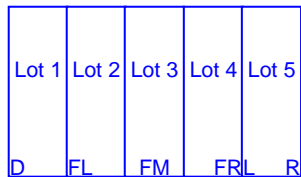


## INFORMATION BROCHURE



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)

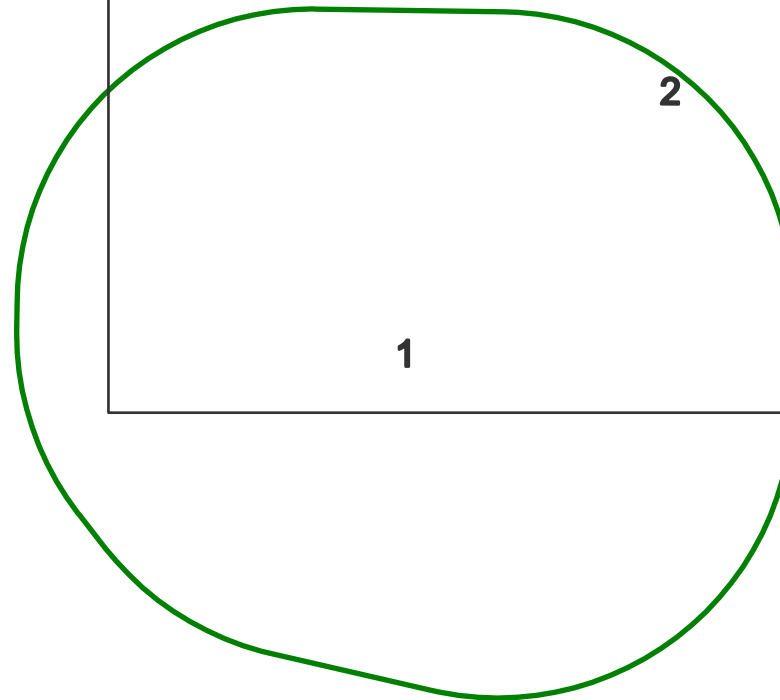
**WARNING** - Plans may not show all pipes or associated equipment at a site, or their accurate location. **Pothole by hand** to verify asset location before using powered machinery.

	<p><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE</b> (thick line) <b>EXTRA CAUTION REQUIRED</b> A risk assessment may be required if working near this pipe. Refer to your <a href="#">Dial Before You Dig</a> 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><b>Common material abbreviations:</b></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><b>NON-STANDARD ALIGNMENT</b></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><b>OTHER PIPE SYMBOLS</b></p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p><b>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</b></p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p><b>CHANGE INDICATOR ARROW</b></p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p><b>PIPE OVERPASS</b></p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
	<p><b>VALVES</b></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>

 	<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.



## Overview Map Only



Sequence No: 238661497

Map Title:

Scale: 1:1537

© ATCO Gas Australia Pty Ltd  
ABN 90 089 531 975

Job No: 36586403

Date: 1/05/2024

Location: 4 Vernon Lane, McKail 6330

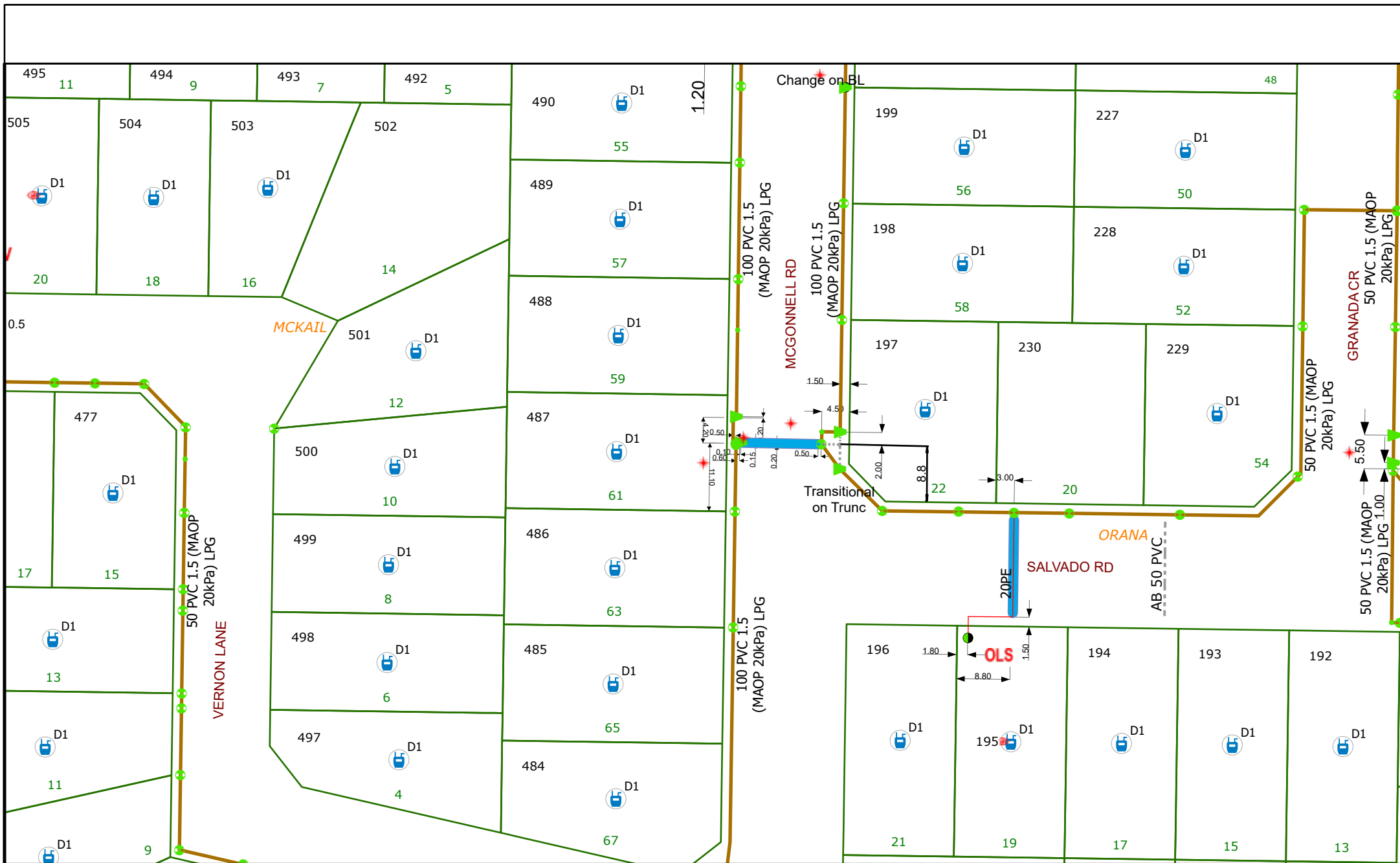


**ATCO**

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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Western Australian Land Information Authority trading as Landgate





Sequence No: 238661497

Map Tile: 2

Scale: 1:800

© ATCO Gas Australia Pty Ltd  
ABN 90 089 531 975

Job No: 36586403

Date: 1/05/2024

Location: 4 Vernon Lane, McKail 6330



**ATCO**






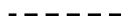

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## GAS UTILITY NETWORK








### 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

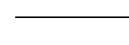
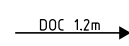

-  Test Point
-  Anode
-  Rectifier

## 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

## 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)

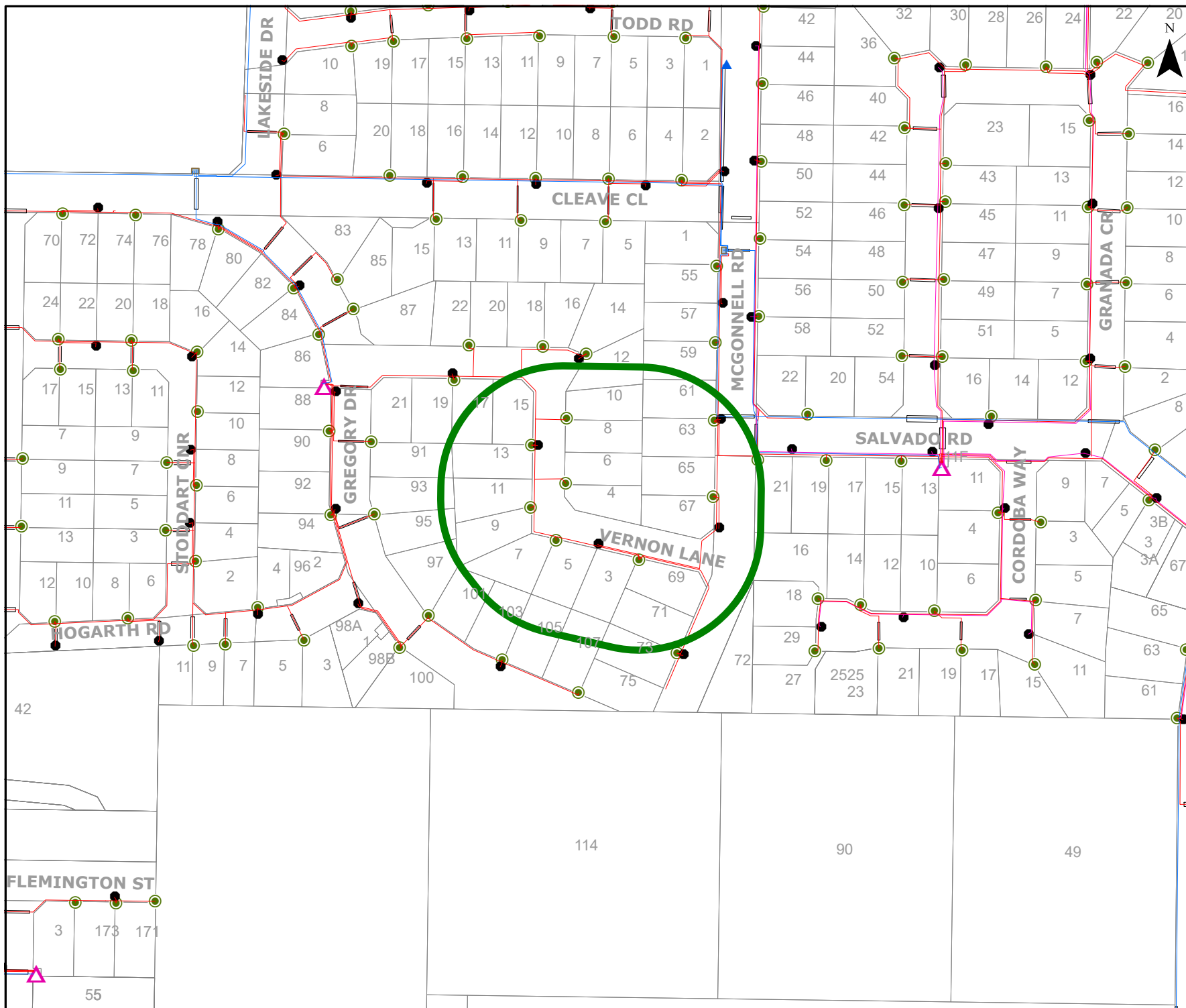
This map is **INDICATIVE ONLY**.  
Hand exposure via pothole  
method is **MANDATORY**.

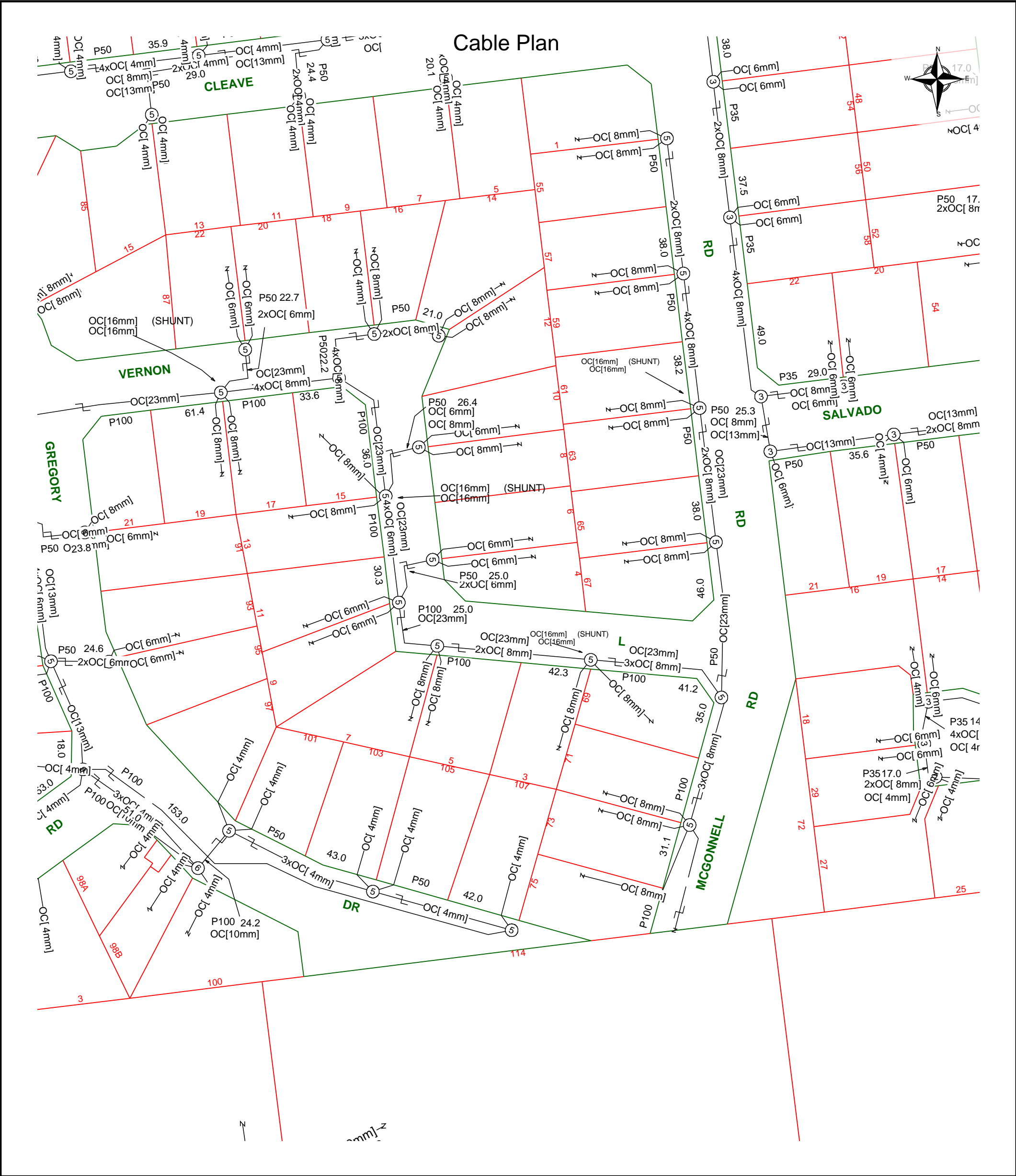
Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30


Information valid for 30 days  
from date of issue

A4 Scale : 1:2500

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





	<p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 238661501</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p><b>Generated On 01/05/2024 17:29:14</b></p>		<p>Please read Duty of Care prior to any excavating</p>

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

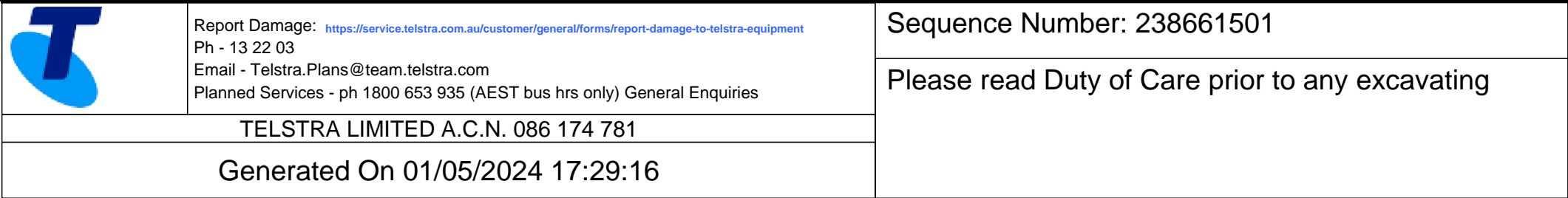
**WARNING**

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.

Page 1 of 2



[illegible]

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, dependent 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.



### 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 PC)



### 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](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**

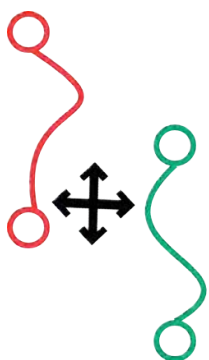
If you receive a message asking for a phone or account number say:

"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

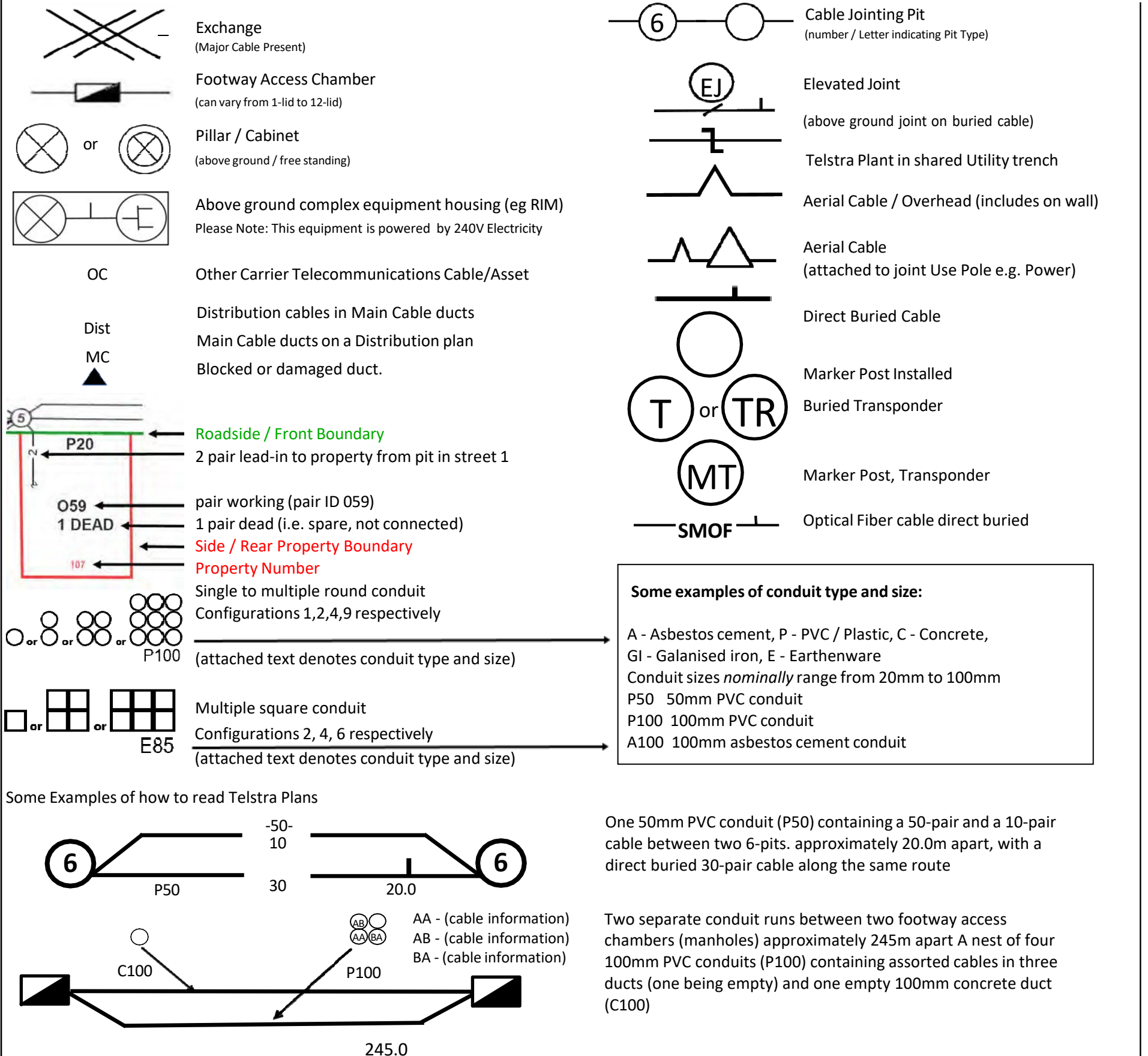
Information for new developments (developers, builders, homeowners)

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


# LEGEND



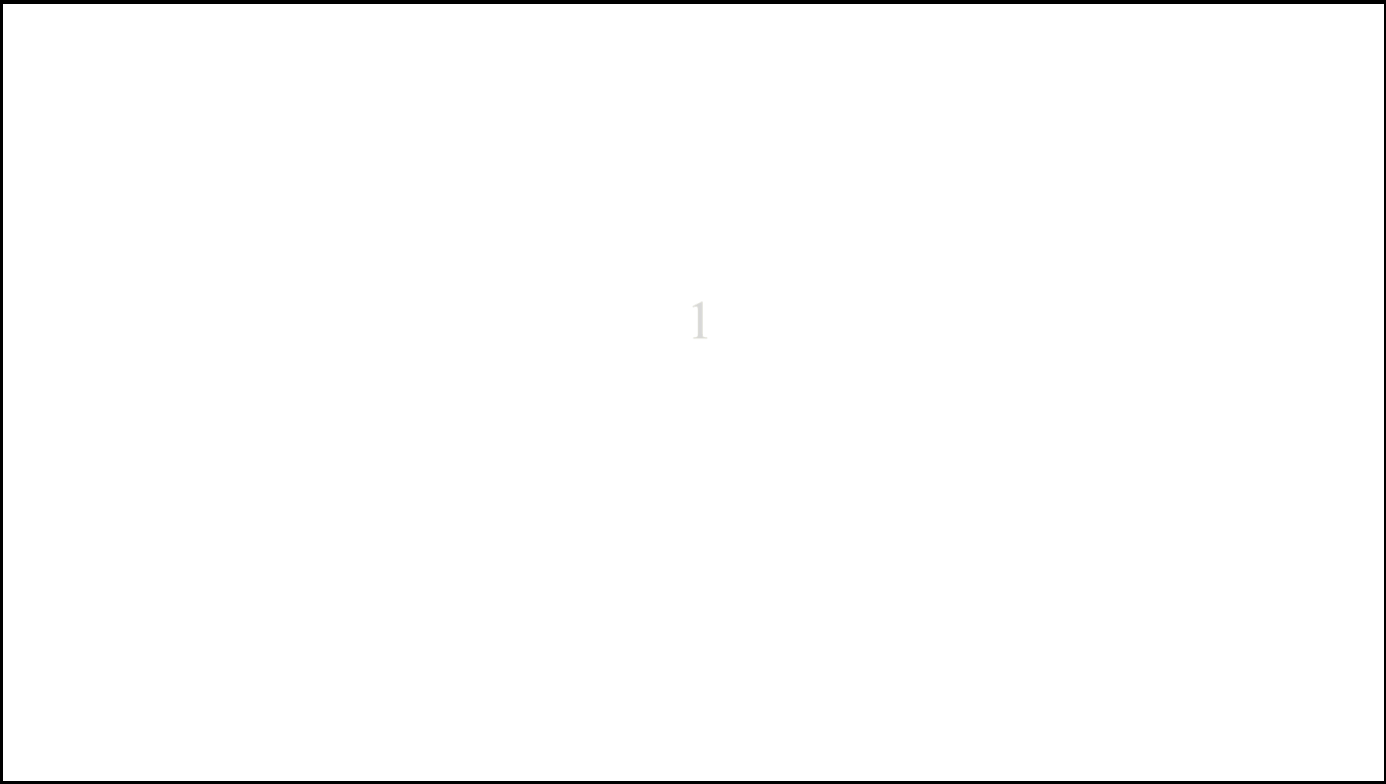
For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



**To:** Shalea Wray  
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<b>Dial before you dig Job #:</b>	36586403	 <b>BEFORE YOU DIG</b> <small>www.byda.com.au</small> <b>Zero Damage - Zero Harm</b>
<b>Sequence #</b>	238661498	
<b>Issue Date:</b>	01/05/2024	
<b>Location:</b>	4 Vernon Lane , 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
	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 <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"
Scale	0 20 40 60 Meters 1:2000  1 cm equals 20 m

