

FOR SALE



\$380,000 All Offers Considered

15 ROSSITER ROAD, GOODE BEACH



FEATURE OCEAN VIEWS IN YOUR NEW BUILD

- Vacant residential building block
- Amazing views to harbour, islands, Southern Ocean
- 1km to sandy beach, pristine bathing waters
- Elevated 784sqm, corner position
- Build spacious home, shed, utilities ready



Land Size 784 m2

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

15 ROSSITER ROAD, GOODE BEACH



Specification

| | | | |
|---------------|---------------------------------|-----------------------|--------------------------|
| Asking Price | \$380,000 All Offers Considered | Land Size | 784.00 m2 |
| Bedrooms | N/A | Frontage | See Certificate of Title |
| Bathrooms | N/A | Restrictive Covenants | See Certificate of Title |
| Toilets | N/A | Zoning | Residential / R12.5 |
| Parking | N/A | School Zone | N/A |
| Sheds | N/A | Sewer | Not Connected |
| HWS | N/A | Water | Available |
| Solar | N/A | Internet Connection | N/A |
| Council Rates | \$1,383.00 | Building Construction | N/A |
| Water Rates | \$282.60 | Insulation | N/A |
| Strata Levies | N/A | Built/Builder | N/A |
| Weekly Rent | N/A | BAL Assessment | N/A |

15 Rossiter Road

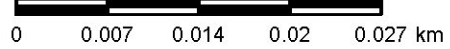


Author: Created: <http://www.landgate.wa.gov.au/?address=15%20Rossiter%20Road%2C%20GOODE%20BEACH%206330&th=156&hybrid>

15 Rossiter Road



Author: [unreadable] Created: <https://api.cadastral.landgate.wa.gov.au/?address=15%20Rossiter%20Road%2C%20GOODE%20BEACH%206330&theme=hybrid> 1:564



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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1390 866

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 107 ON PLAN 9890

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RYAN BENJAMIN MCGUCKIN OF 1 DIXON STREET NICKOL WA 6714

(T Q138888) REGISTERED 16/9/2024

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

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: 1390-866 (107/P9890)
PREVIOUS TITLE: 572-103A
PROPERTY STREET ADDRESS: 15 ROSSITER RD, GOODE BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Application A882697

WESTERN



AUSTRALIA

Volume 572 Folio 103A

1390 866

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 10th October, 1974

McMurrin

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 2471 and being Lot 107 on Plan 9890, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Jean Elizabeth Rodgers of 57 Vancouver Street, Albany, Eva Merrifield of 1 Warburton Street, Albany and Winsome Harley of Klem Road, Frenchman Bay, Married Women, as joint tenants.~~

SECOND SCHEDULE (continued overleaf)

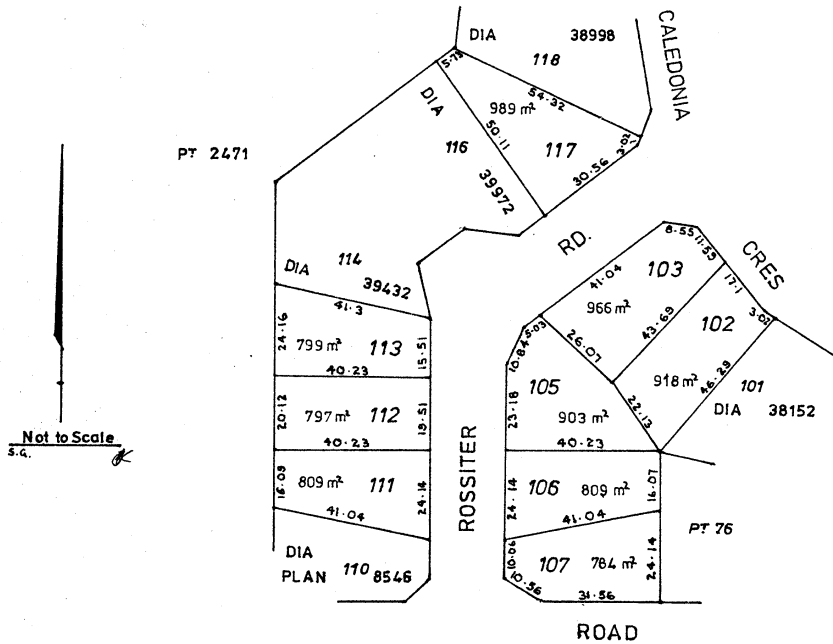
1. SAVEAT-60259/65. Lodged by Commissioners Instruction 1.9.65 at 9.00g

Withdrawn (B472313, 6.2.78)

McMurrin

REGISTRAR OF TITLES

THIRD SCHEDULE



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.



30267/8/73-30M-O/SOL

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1390 VOL. 866 FOL.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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.



| REGISTERED PROPRIETOR | INSTRUMENT | | REGISTERED | TIME | SEAL | INITIALS |
|---|------------|---------|------------|-------|---|---|
| | NATURE | NUMBER | | | | |
| Susan Kay Roberts, of 82 Swanview Road, Swanview, Married Woman. Edward Matthew Roberts of 428B Great Eastern Highway, West Midland. | Transfer | B467375 | 19.1.78 | 11.00 |  |  |
| | Transfer | H604523 | 23.11.00 | 10.09 | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

SECOND 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.

| INSTRUMENT | PARTICULARS | REGISTERED | TIME | SEAL | INITIALS | CANCELLATION | NUMBER | REGISTERED OR LODGED | SEAL | INITIALS |
|------------|-------------|------------|------|------|----------|--------------|--------|----------------------|------|----------|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |












CERTIFICATE OF TITLE VOL. 1390 866

Administrative Boundary


-  Local Government
-  Localities (L)



Roads

-  Proposed Roads
-  Other Roads
- Minor Roads**
-  Minor
-  Minor Unsealed
- Laneway, Tracks**
-  Laneway
-  Laneway Unsealed
-  Other
-  Tracks
- Freeways, Highways & Main Roads (L)**
-  Freeway Underground
-  Freeway On Off Ramp
-  Freeway

-  National/State Highway
-  Main and National/State Highway On Off Ramp
-  State Highway Unsealed
-  Main
-  Main Unsealed
- Bridges / Tunnels (Line)**
-  Bridge
-  Tunnel
- Bridge / Tunnel (Point)**
-  Bridge
-  Footbridge
- General Transport (Point)**
-  TrafficLight
-  TrafficControlDevice, LevelCrossing

Cadastre

-  Lot on Plan - Boundaries (16K)

-  Lot on Plan - Boundaries (64K)
-  Lot on Plan - Boundaries (256K)
- House Numbers (4K)
- House Numbers (16K)
- House Numbers (64K)
- House Numbers (256K)
- House Numbers (All)
- Property Information (4K)
- Property Information (16K)
- Property Information (64K)
- Property Information (256K)
- Property Information (All)

Landgate WA Now Mosaic

- WA Now Imagery
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

Plan 9890

| Lot | Certificate of Title | Lot Status | Part Lot |
|------------|-----------------------------|-------------------|-----------------|
| 102 | 1390/862 | Registered | |
| 103 | 1775/727 | Registered | |
| 105 | 1390/864 | Registered | |
| 106 | 1390/865 | Registered | |
| 107 | 1390/866 | Registered | |
| 111 | 1390/867 | Registered | |
| 112 | 1390/868 | Registered | |
| 113 | 1390/869 | Registered | |
| 123 | 1390/871 | Registered | |
| 124 | 1390/872 | Registered | |
| 129 | 1390/873 | Registered | |
| 135 | 1390/874 | Registered | |
| 136 | 1667/43 | Registered | |
| 138 | 1326/689 | Registered | |
| 148 | 1390/876 | Registered | |
| 176 | 1390/878 | Registered | |
| 177 | 1390/879 | Registered | |
| 178 | 1390/880 | Registered | |
| 179 | 1390/881 | Registered | |
| 189 | 1390/882 | Registered | |
| 190 | 1390/883 | Registered | |
| 270 | 1390/884 | Registered | |

PLAN 9890

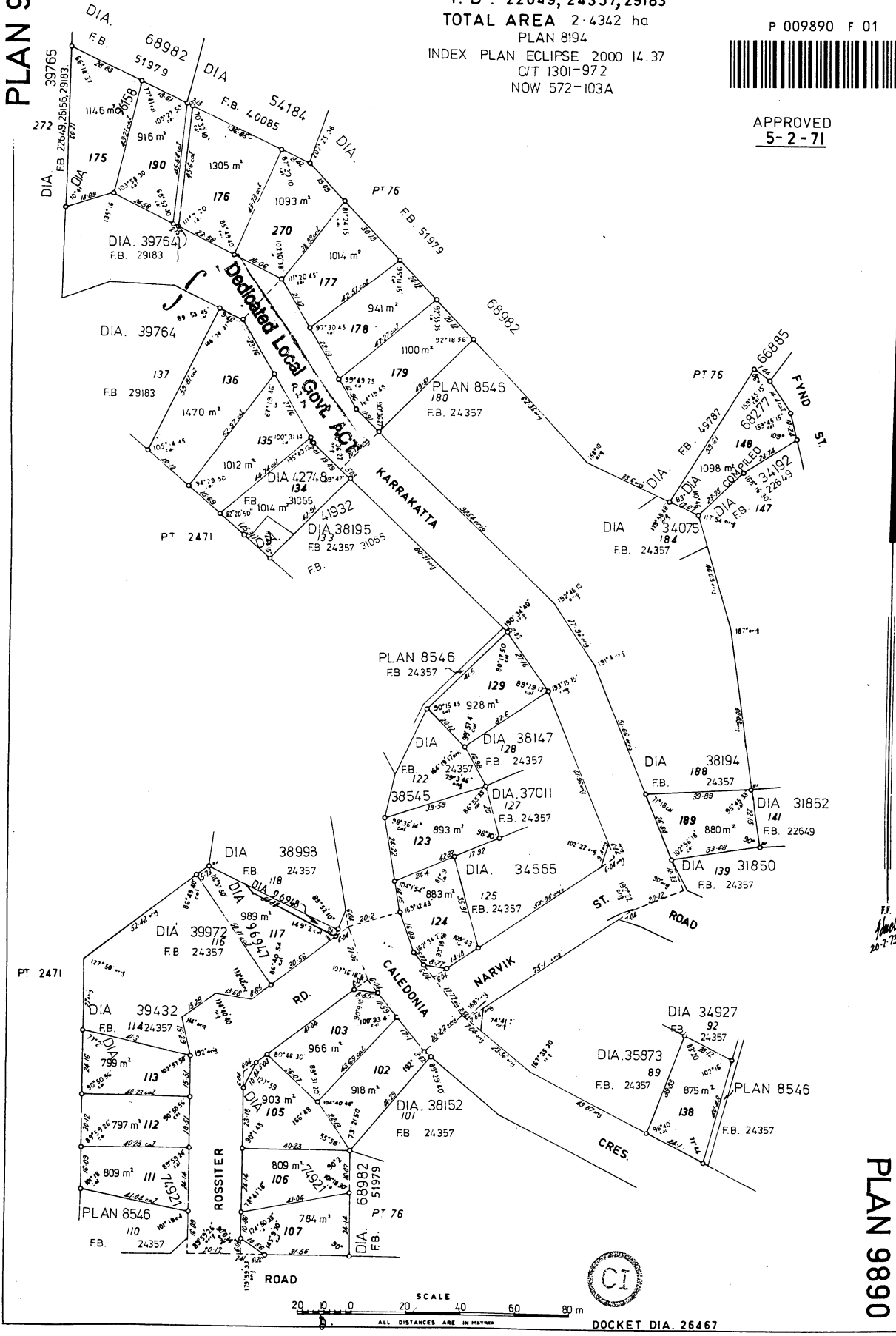
PT LOT 76 OF PLANTAGENET LOC 2471

F. B.'s 22649, 24357, 29183
 TOTAL AREA 2.4342 ha
 PLAN 8194
 INDEX PLAN ECLIPSE 2000 14.37
 C/T 1301-972
 NOW 572-103A

P 009890 F 01



APPROVED
5-2-71



PLAN 9890



ENLARGEMENT

Page No: 1



Scale: 1:750
 Job No.: 38225557
 Sequence No.: 248465050
 Print Date: 06 Dec 2024



WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED
 Apply for approval to work near our assets at:
[Working near assets \(watercorporation.com.au\)](http://watercorporation.com.au)
 Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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. (Your business > Working near pipelines > Downloads)

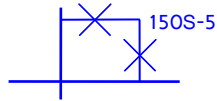
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

| | |
|--|---|
| | <p>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> |



FIRE SERVICES

100 mm polythene domestic (DOMS) service
 FS Fire service
 FHS Fire hydrant service
 Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



PIPE BYPASS

Bypass will not be on the same alignment as the main pipeline.



CATHODIC PROTECTION (CP)

Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.
 A buried anode – various sizes and configurations
 TP test point - may be visible on a post or in-ground
 TR transformer rectifier



ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT

NOTE: Opening any manhole or pit is dangerous and is prohibited.
 Below ground. May not be any visible signs at ground level or may be located in a pit.



WASTEWATER ACCESS CHAMBERS (MANHOLES)

-- Manhole (shown not labelled)
 -- Tee or maintenance shaft (shown not labelled)
 MS maintenance shaft (labelled)
 WARNING: Opening any manhole or pit is dangerous and is prohibited.



WASTEWATER MANHOLE INFORMATION BOXES

Square non-trafficable Do not drive vehicles over or place loads.
 Round trafficable
 In general if not located in the road treat as if non-trafficable.



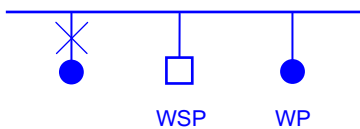
HAZARDOUS MANHOLE

Indicates a potential health hazard from risk of exposure to toxic waste.
 WARNING: Opening any manhole is dangerous and is prohibited.



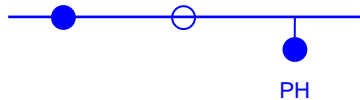
FLOWMETER

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)

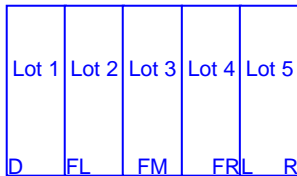


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible



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

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.



SEWER OR DRAINAGE PUMP STATION

Several pipes and a pressurised main will be in the vicinity.

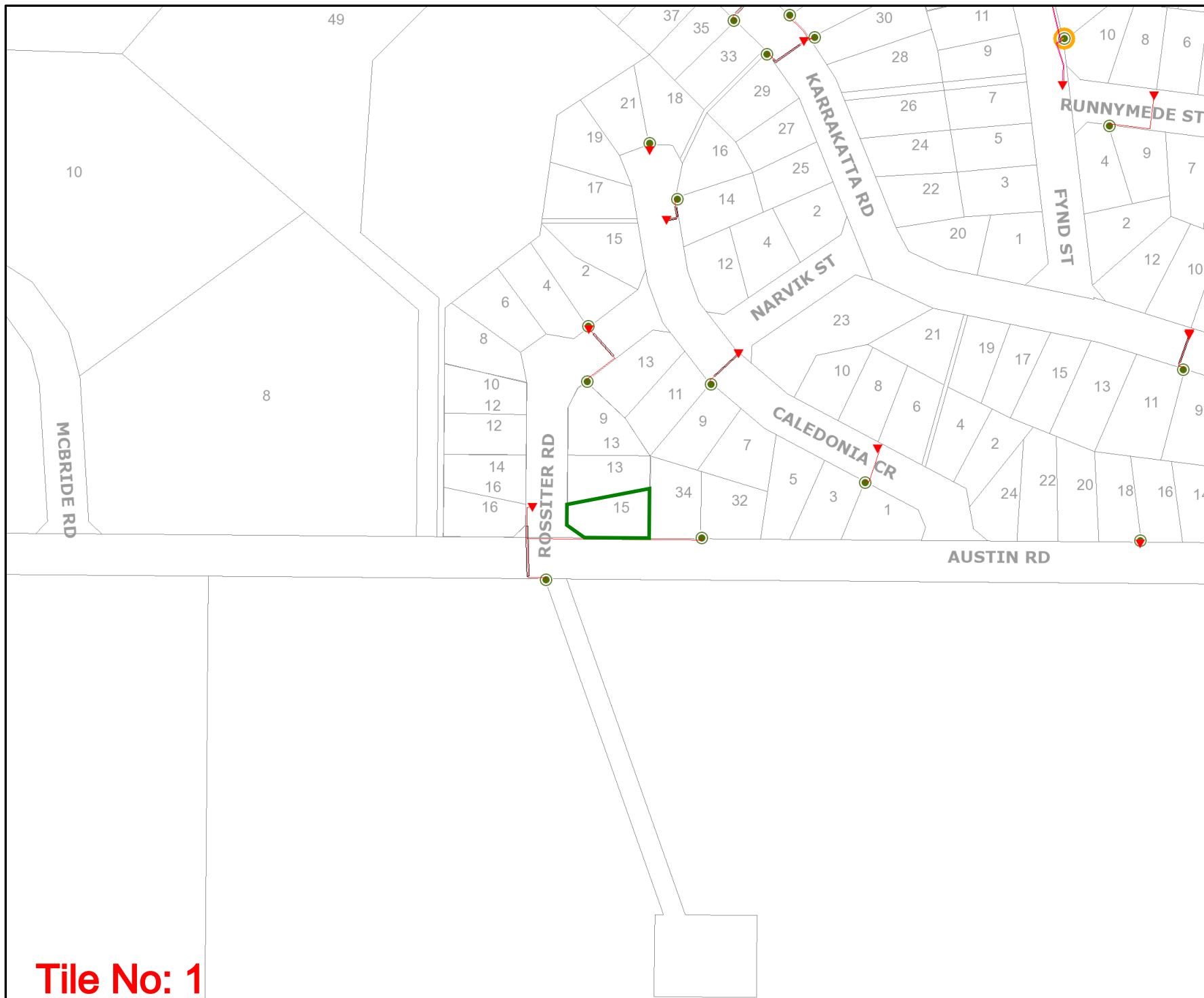
3.9 1:2.7



OPEN CHANNEL

OA Landscaped
 OE Normal Open Earth
 OF Open channel with flood levee
 OH Half Pipe
 OL Lined Channel
 OS Swale-Shallow Depression
 OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.



UNDERGROUND LEGEND

| Structures | |
|------------------|-----------------------|
| Pillar | UG Crossing * |
| Metal Pole | Ring Main Unit |
| Transformer Site | 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 | HV Termination |
| Transformer site | 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

Tile No: 1

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)**

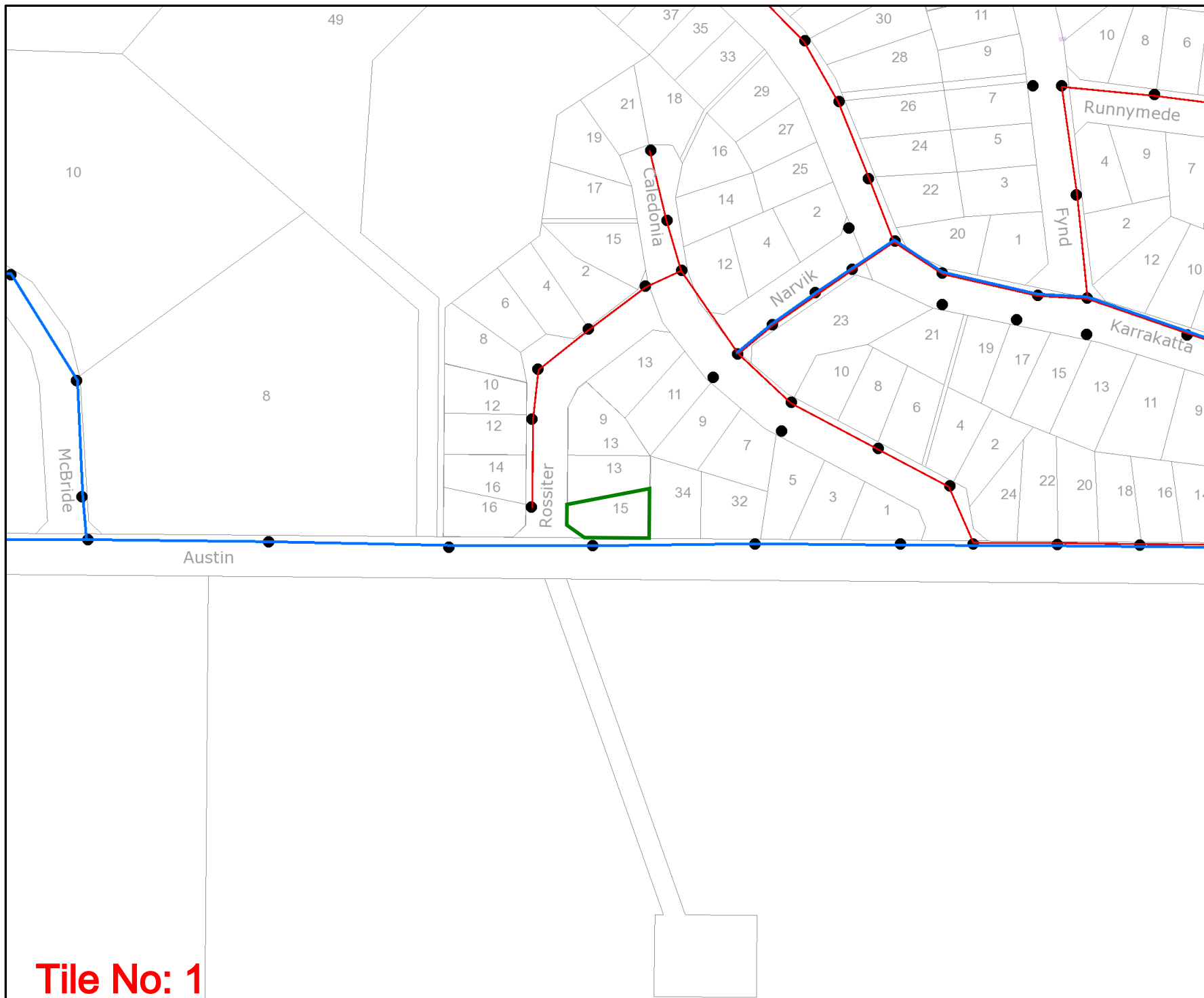
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.

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

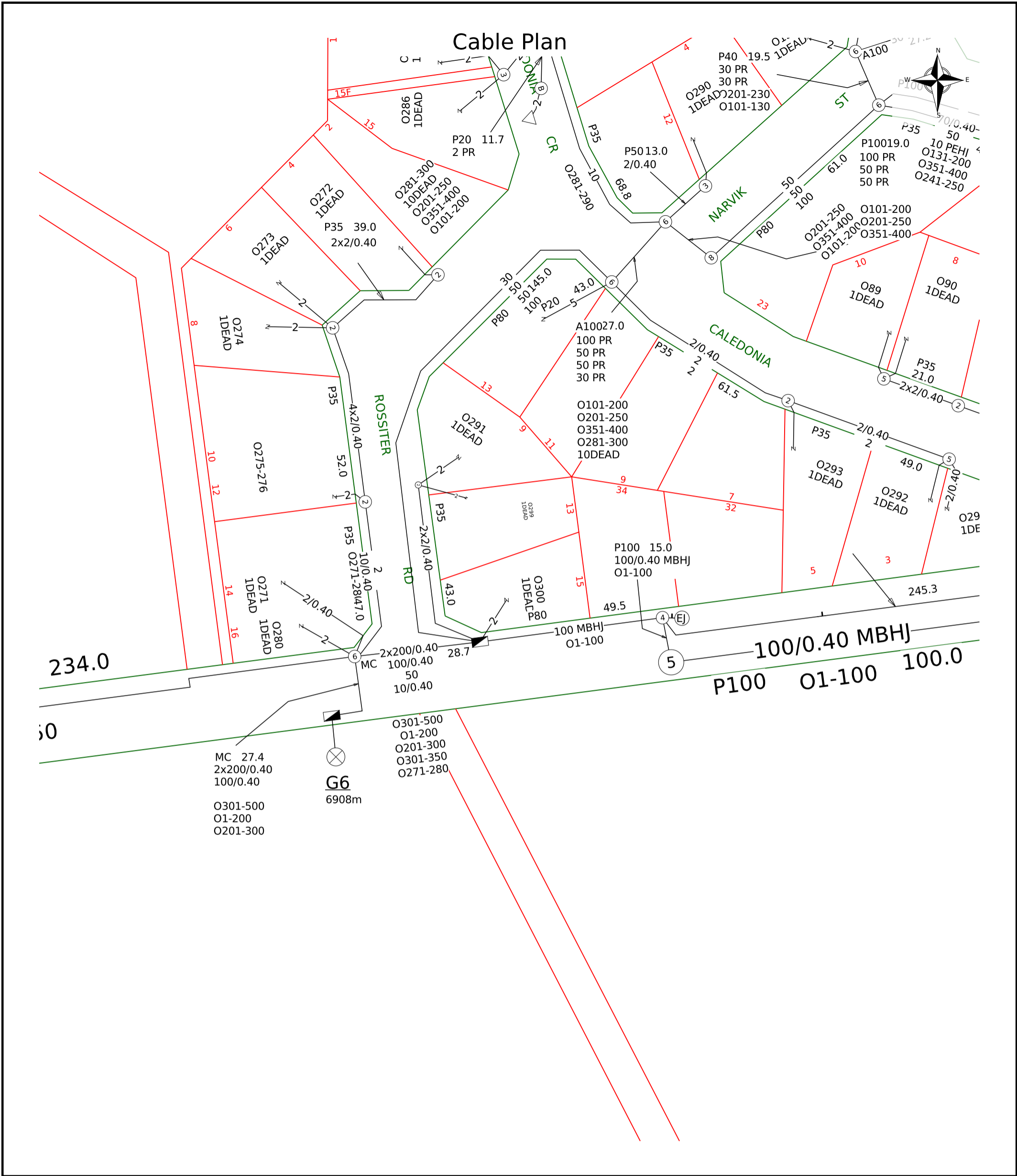
Information valid for 30 days
from date of issue


A4 | Scale : 1:2500

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



Tile No: 1



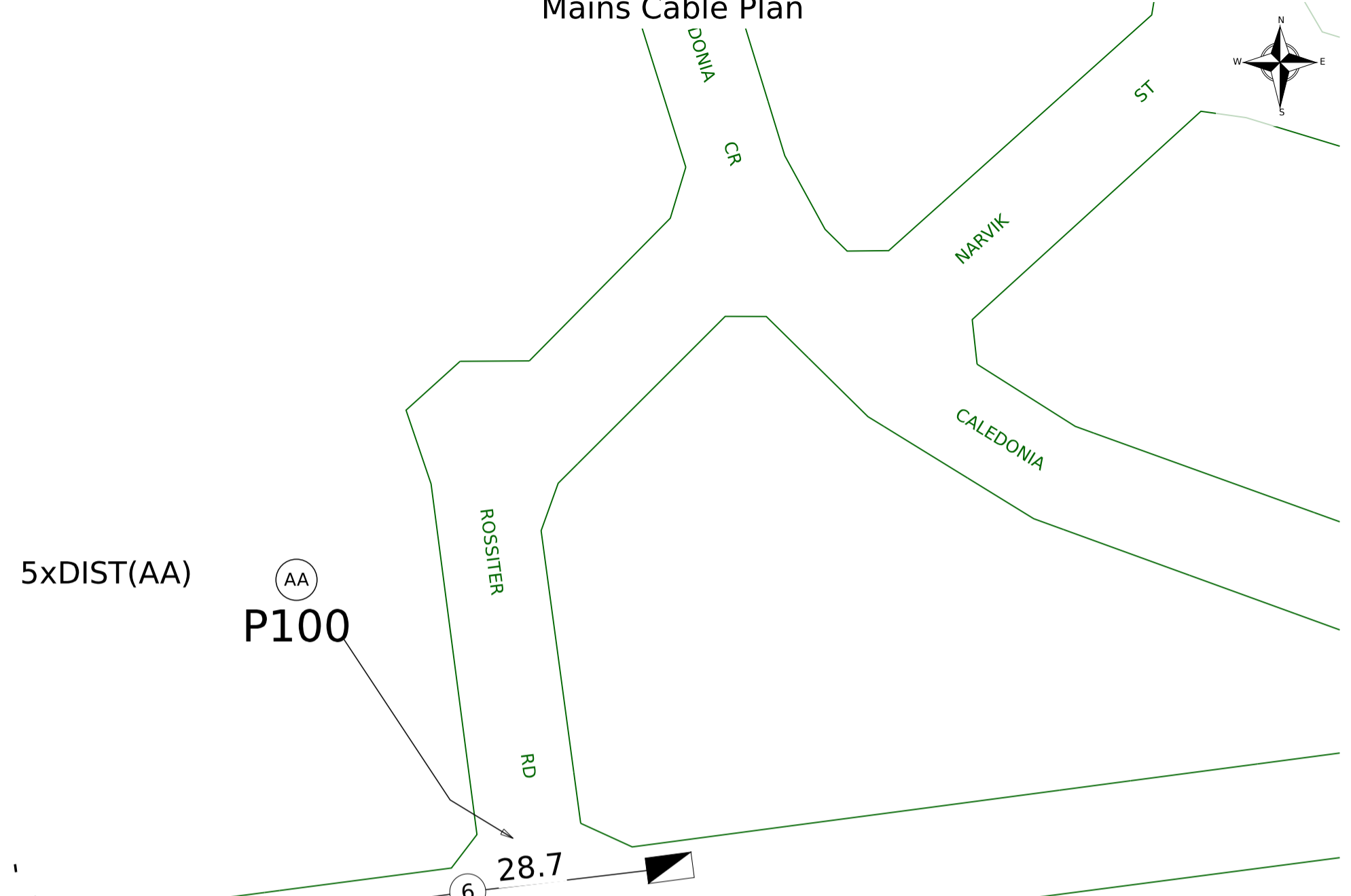
| | | |
|---|---|--|
|  | <p>Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p> | <p>Sequence Number: 248465049</p> <p>CAUTION: Fibre 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.</p> |
| <p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 08/12/2024 00:57:40</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.

Mains Cable Plan



5xDIST(AA)

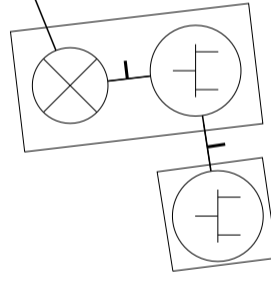
(AA) P100

28.7

WARNING - ELECTRICITY
LTLI 480

(AA) (AA)

PEHJ/STD (A^{27.4})



LTLX TOPHAT

G6 222/2360

- c1:M507
- c1:M509-517
- c1:M519-520
- E4001:C1-348
- E9801:C1-370
- 6908m



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: 248465049

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/12/2024 00:57:41

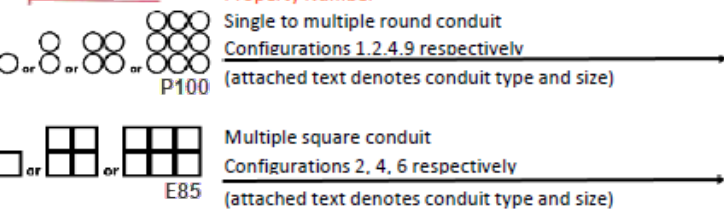
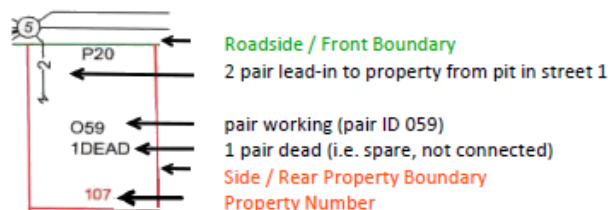
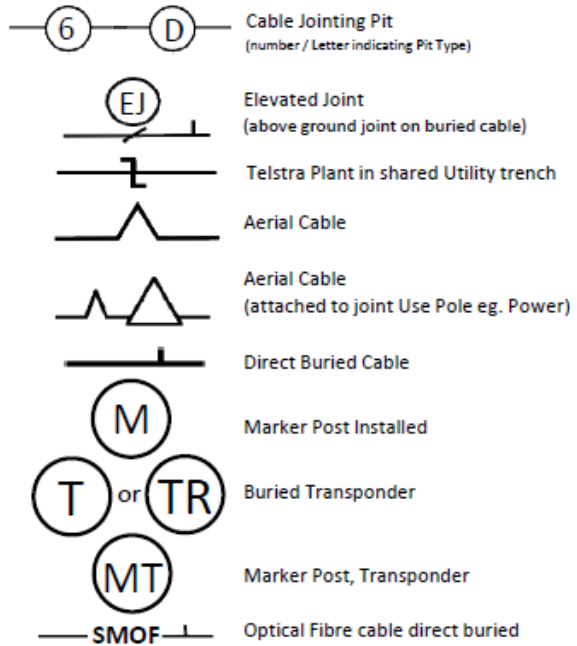
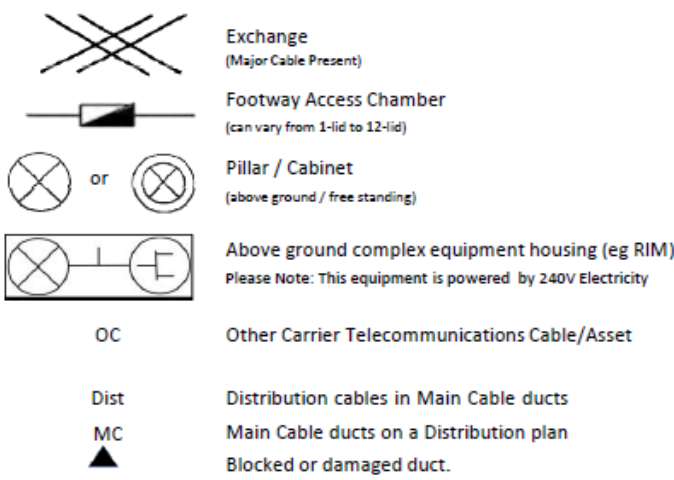
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

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See the Steps- Telstra Duty of Care that was provided in the email response.

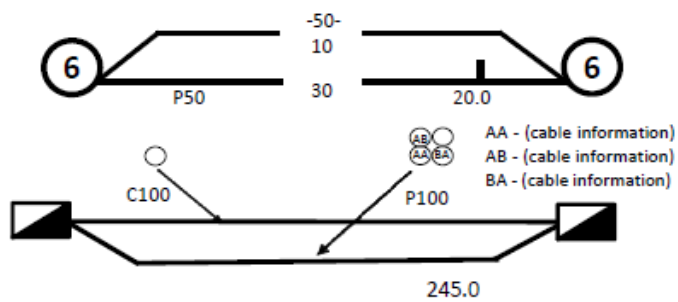
LEGEND



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