

FOR SALE



8 KARRAKATTA ROAD, GOODE BEACH



LIVE THE GOODE LIFE

- Wonderful views of King George Sound, hinterland and islands
- A choice of beautiful swimming beaches in close proximity
- Enjoy snorkeling, diving, boating, fishing, nature walks & bird watching nearby
- Near north facing aspect, perfect for a passive solar construction
- Electricity, scheme water & telecommunications available
- Located approximately 22 km from CBD via sealed roads, no traffic lights

Land Size: 984.00 m2

Council Rates: \$1,331.00



Lee Stonell

0409 684 653

0898414022

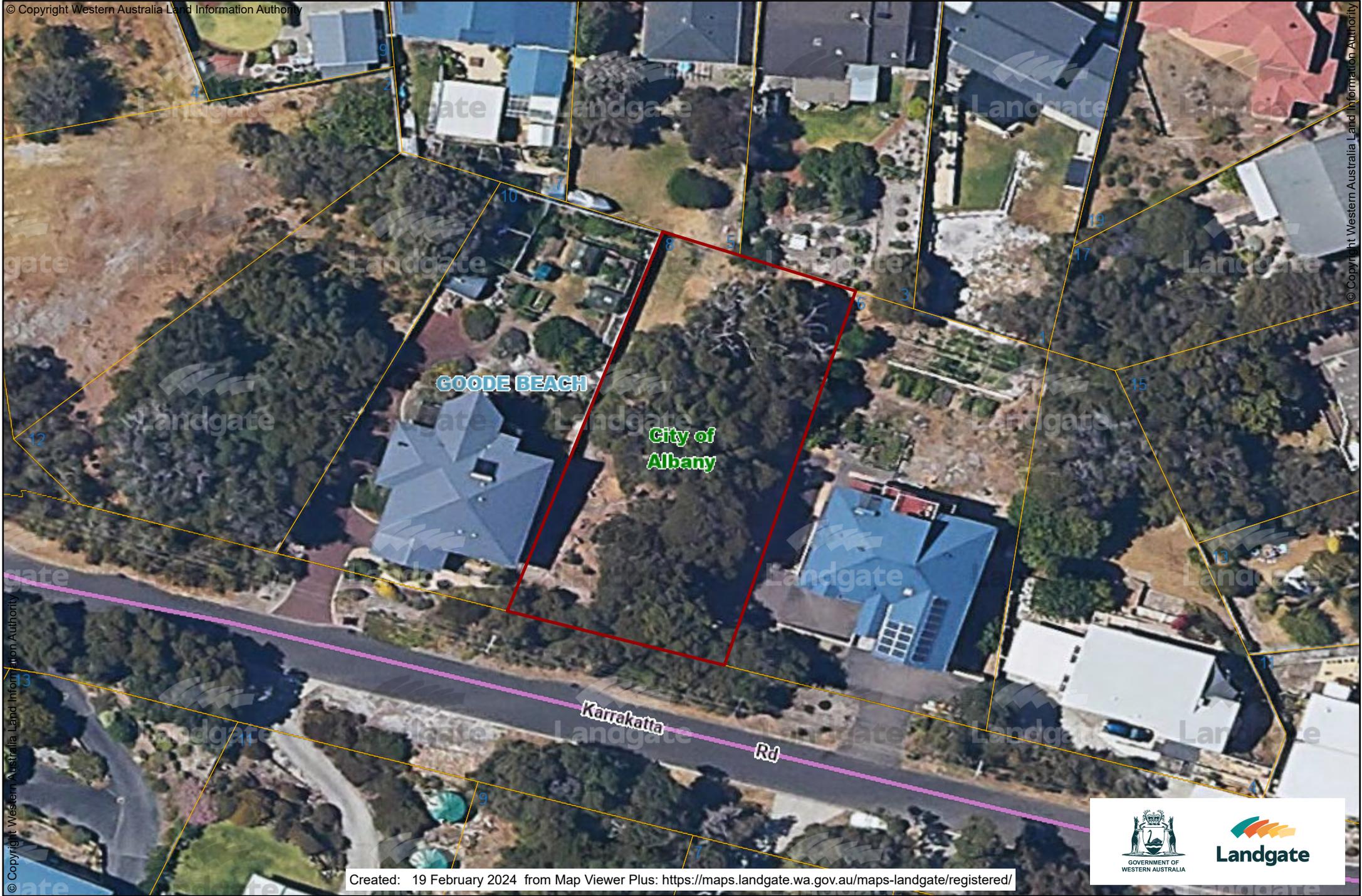
lee@merrifield.com.au



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

8 KARRAKATTA ROAD, GOODE BEACH





Created: 19 February 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1379 966

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 50 ON DIAGRAM 35874

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN ALEXANDER HEMSLEY OF 48 RAMSDALE STREET DOUBLEVIEW WA 6018
(ND P386809) REGISTERED 12/12/2022

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: 1379-966 (50/D35874)
PREVIOUS TITLE: 1251-905
PROPERTY STREET ADDRESS: 8 KARRAKATTA RD, GOODE BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Application A833770

WESTERN



AUSTRALIA



Volume 1251 Folio 905

1379 966

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 7th June, 1974

M Edwards
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 2471 and being Lot 50 the subject of Diagram 35874, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

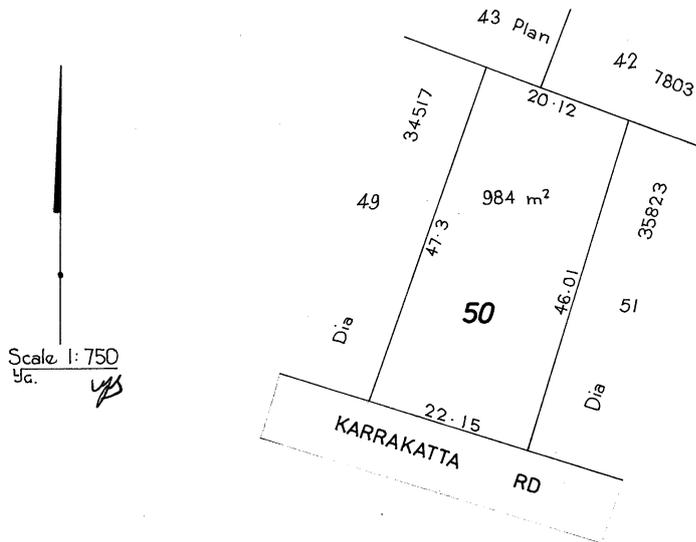
~~Jean Elizabeth Rodgers of 57 Vancouver Street, Albany, Married Woman, of two undivided sixth shares, Eva Merrifield of 1 Warburton Street, Albany, Married Woman, of two undivided sixth shares, Eric Allan Harley of Klem Road, Frenchman Bay, Surveyor, of one undivided sixth share and Winsome Harley of Klem Road, Frenchman Bay, Married Woman, of one undivided sixth share, as tenants in common~~

SECOND SCHEDULE (continued overleaf)

NIL

M Edwards
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) 1379 966
VOL. FOL.

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

Page 2 (of 2 pages)

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				
<u>Jennifer Robin Campbell of Borden, Married Woman.</u>		Transfer	A833771	7.6.74	12.25		
<u>Jeanette Mary Johnson of Weneup via Albany, Married Woman.</u>		Transfer	A833772	7.6.74	12.25		
John Alexander Hemsley, Research Scientist and Dorothy Janice Hemsley, Registered Nurse, both of 48 Ramsdale Street, Doubleview, as joint tenants.		Transfer	D193671	5.2.86	9.18		

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.

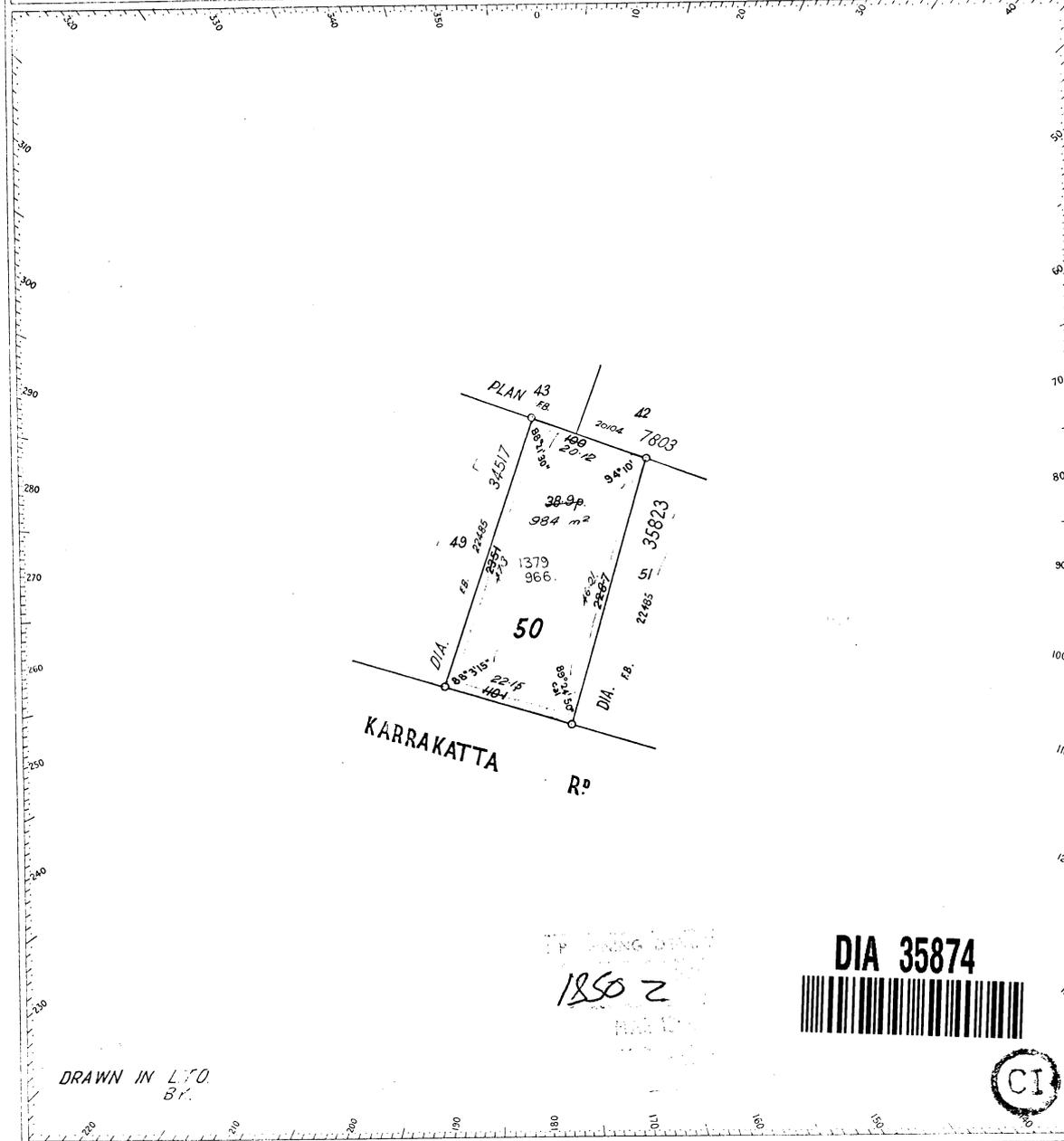
SECOND SCHEDULE (continued)		PARTICULARS		REGISTERED	TIME	SEAL	INITIALS	REGISTERED OR LODGED	NUMBER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS

CERTIFICATE OF TITLE VOL. 1379 966

Diagram 35874

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
50	1379/966	Registered	

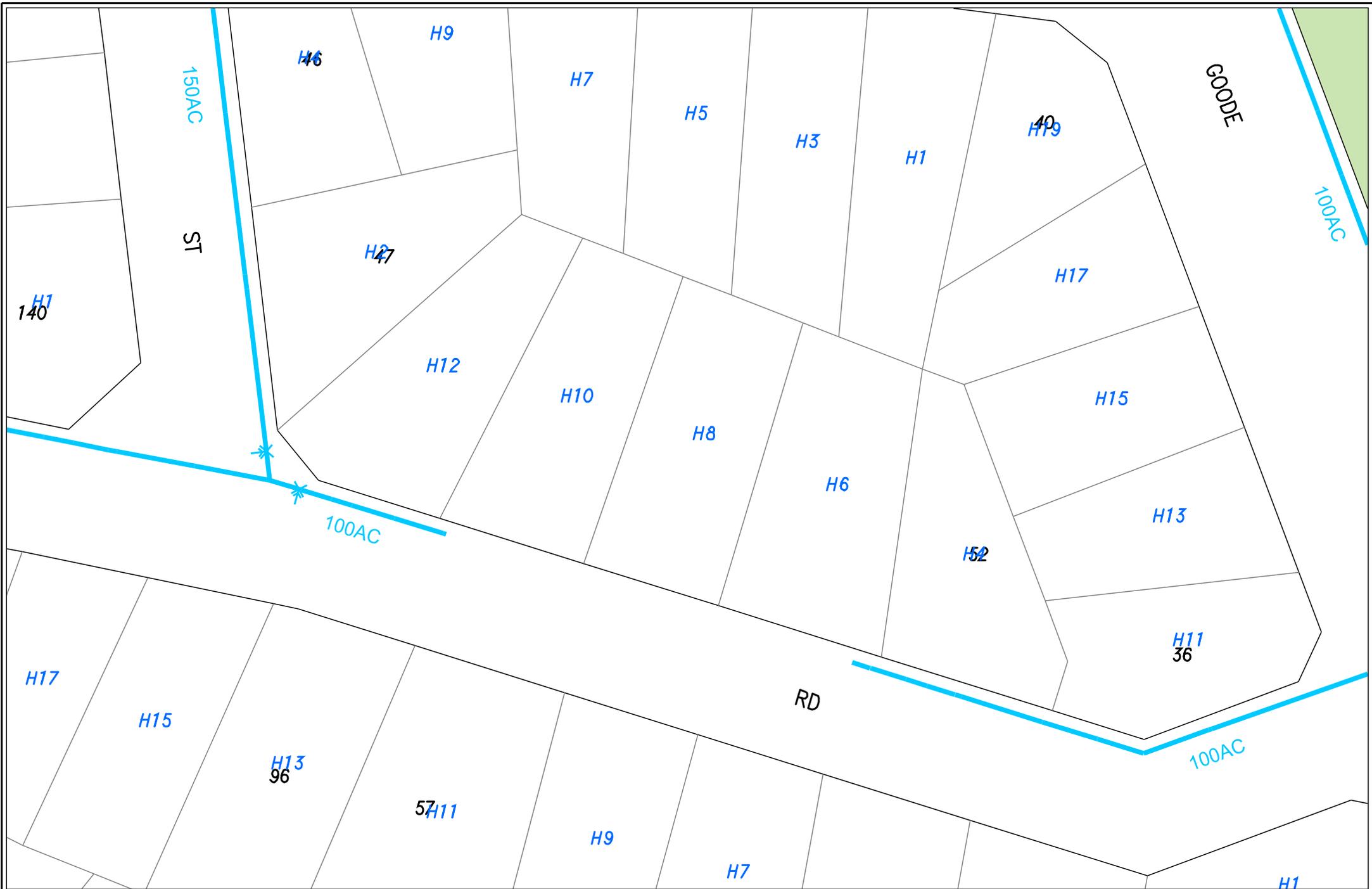
Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	PT LOT 1 OF LOC. 2471	22485	1:792 + Chains to one inch	Vol. 1251 Fol. 905	A. R. P.



DRAWN IN LFO
BT

1850 Z
DIA 35874

CERTIFICATE		Approved by Town Planning Board	
<p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p>		<p><i>[Signature]</i> Chairman</p>	
<p>Date _____ Licensed Surveyor.</p>		<p>Date 19.3.68</p>	
<p>Approved <i>[Signature]</i> Inspector of Plans and Surveys</p>	<p>On _____ Registered _____</p>	<p>Diagram No. 35874</p>	
<p>Examined <i>[Signature]</i> Date 24.10.1968</p>	<p>Plan 26467 Diagram 4627 Index Plan ECLIPSE 2000 14.37</p>	<p>29734/9/66-2M-0</p>	



Scale: 1:750 Centre Point: 117.937°, -35.089°
 Sequence No: 235619247
 Print Date: 19/02/2024 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.



OVERHEAD LEGEND

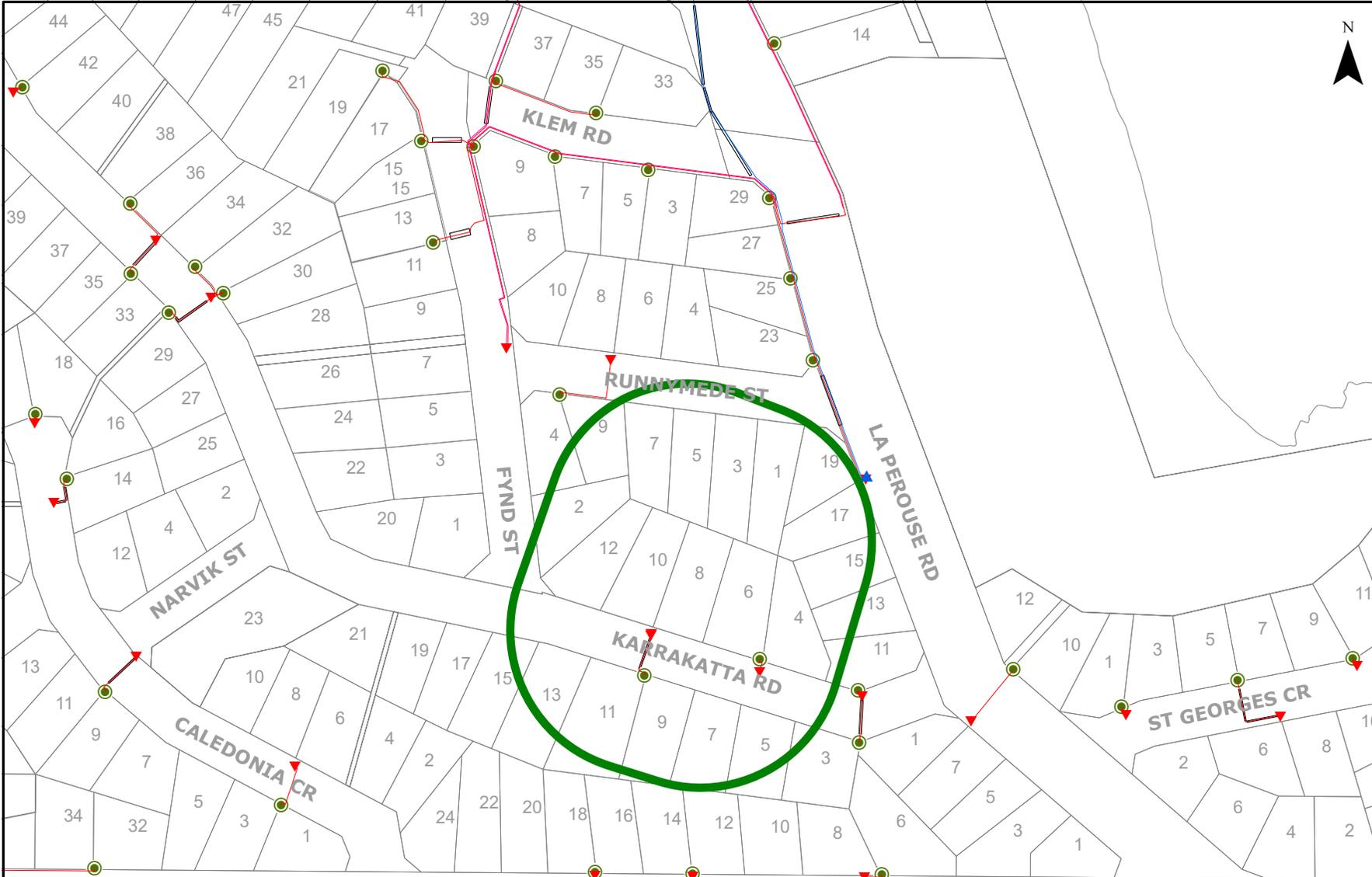
- Structures**
- Power Pole ■ Transmission Poles
- Transmission Overhead Powerline**
- Transmission (33kV - 330kV)
- Distribution Overhead Powerline**
- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)
- Proposed Construction Assets**
- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead 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



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

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: 235619246

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 19/02/2024 17:36:26

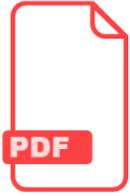
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 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

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**

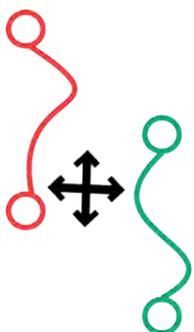
If you receive a message asking for a phone or account number say:

“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

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

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

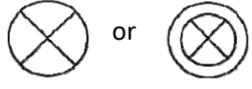
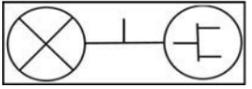
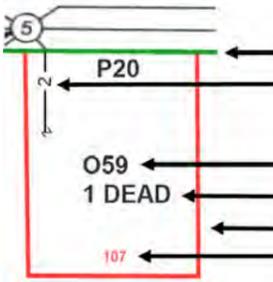
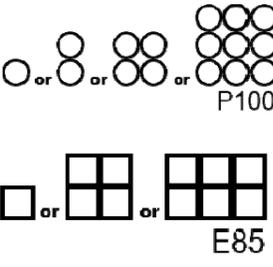
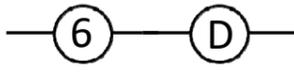
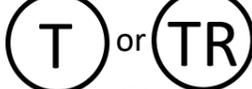
Information for new developments (developers, builders, homeowners)

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

LEGEND



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

 <p>Exchange (Major Cable Present)</p>  <p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p>  <p>Pillar / Cabinet (above ground / free standing)</p>  <p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p> <p>OC Other Carrier Telecommunications Cable/Asset</p> <p>Dist MC Main Cable ducts on a Distribution plan Blocked or damaged duct.</p>  <p>Roadside / Front Boundary 2 pair lead-in to property from pit in street 1</p> <p>P20 ← pair working (pair ID 059) ← 1 pair dead (i.e. spare, not connected)</p> <p>O59 ← Side / Rear Property Boundary ← Property Number 107</p>  <p>Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)</p> <p>P100</p> <p>Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)</p> <p>E85</p>	 <p>Cable Jointing Pit (number / Letter indicating Pit Type)</p>  <p>Elevated Joint (above ground joint on buried cable)</p>  <p>Telstra Plant in shared Utility trench</p>  <p>Aerial Cable / Overhead (includes on wall)</p>  <p>Aerial Cable (attached to joint Use Pole eg. Power)</p>  <p>Direct Buried Cable</p>  <p>Marker Post Installed</p>  <p>Buried Transponder</p>  <p>Marker Post, Transponder</p>  <p>Optical Fibre cable direct buried</p>
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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

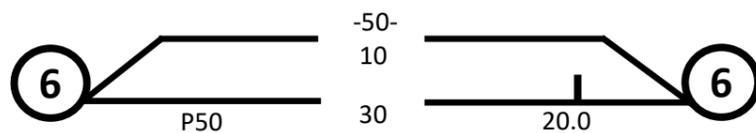


Diagram 1: One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

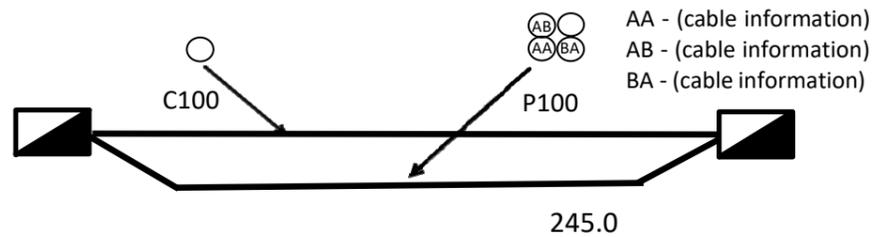


Diagram 2: Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)

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