

**FOR SALE**



**Offers Above  
\$750,000**

## 23 RUFUS STREET, MILPARA



### MODERN FLAIR IN TRADITIONAL HOME

- Spacious 1950s character home, lovingly restored, modernised and extended
- Many original charming features retained, rewired, replumbed, insulated
- Huge bedrooms, each with own ensuite and toilet, third toilet off laundry
- Open plan lounge/dining, fabulous kitchen with lots of great appliances
- Wide decks at front and rear overlooking grassy block, veggies, fruit trees, chooks
- 10m x 6m powered shed and room for more; few minutes to schools, shops, town



**2 2 2 3046 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 ABN 66 768 696 418

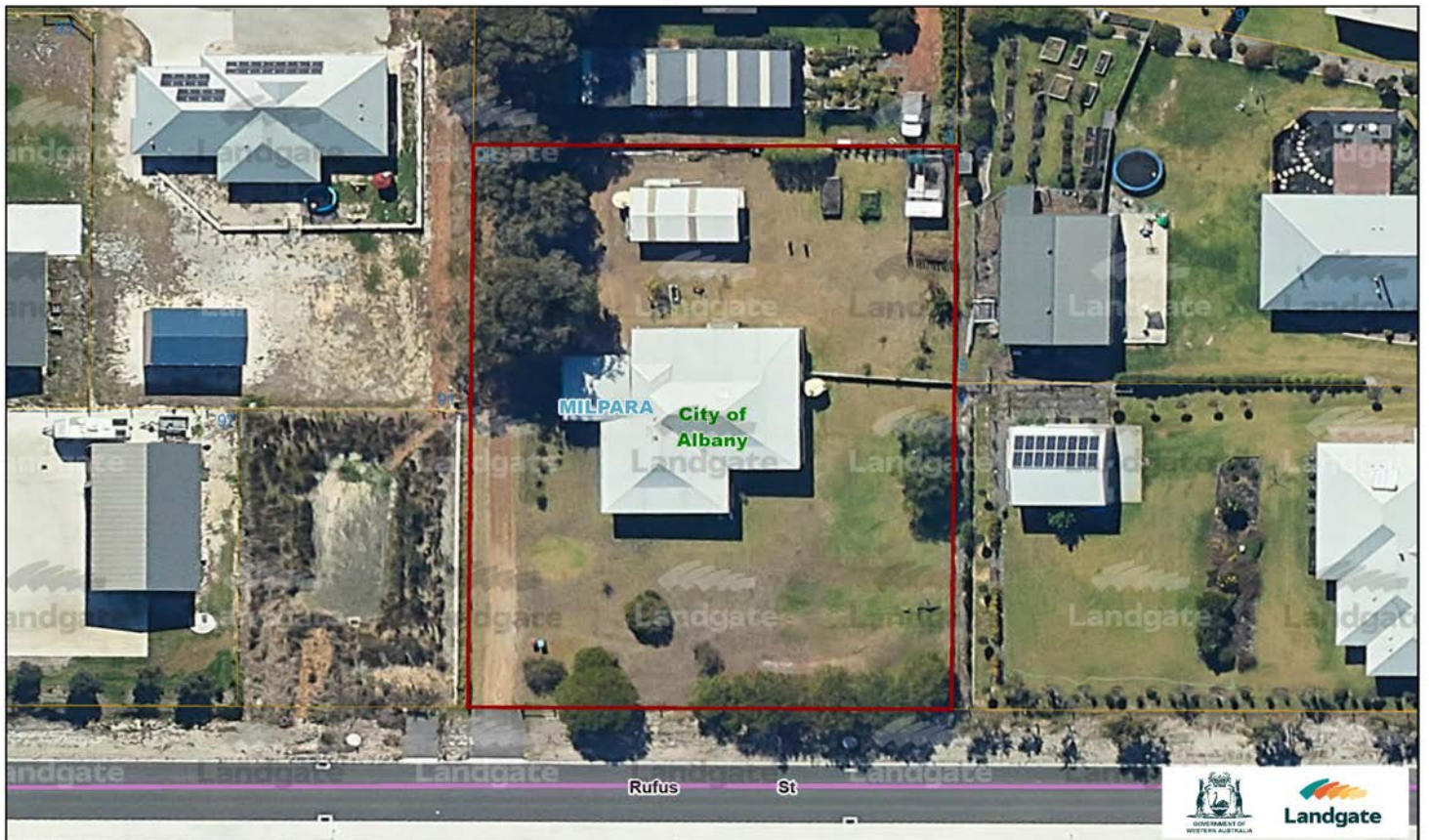
# 23 RUFUS STREET, MILPARA



## Specification

Asking Price	Offers Above \$750,000	Land Size	3046.00 m2
Bedrooms	2	Frontage	44.47 m2
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential / R5
Parking	2	School Zone	Yakamkia P.S. / N.A.S.H.S
Sheds	10m x 6m	Sewer	Septic
HWS	Instant Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,732.23	Building Construction	Cladding / Colorbond
Water Rates	\$282.60	Insulation	Yes
Strata Levies	N/A	Built/Builder	2015
Weekly Rent	\$500 - \$550 per week	BAL Assessment	N/A

-- Map Viewer Plus --

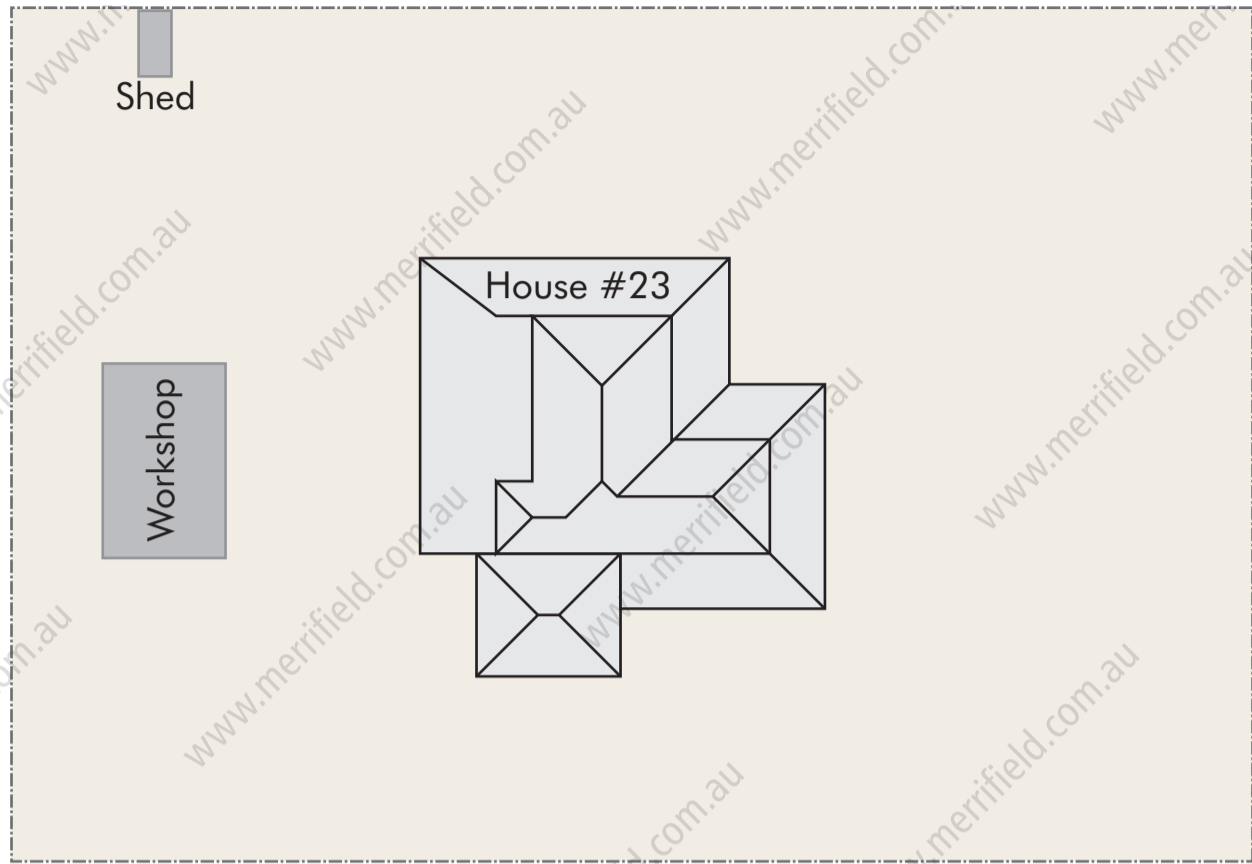


Author: Created: 23 October 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

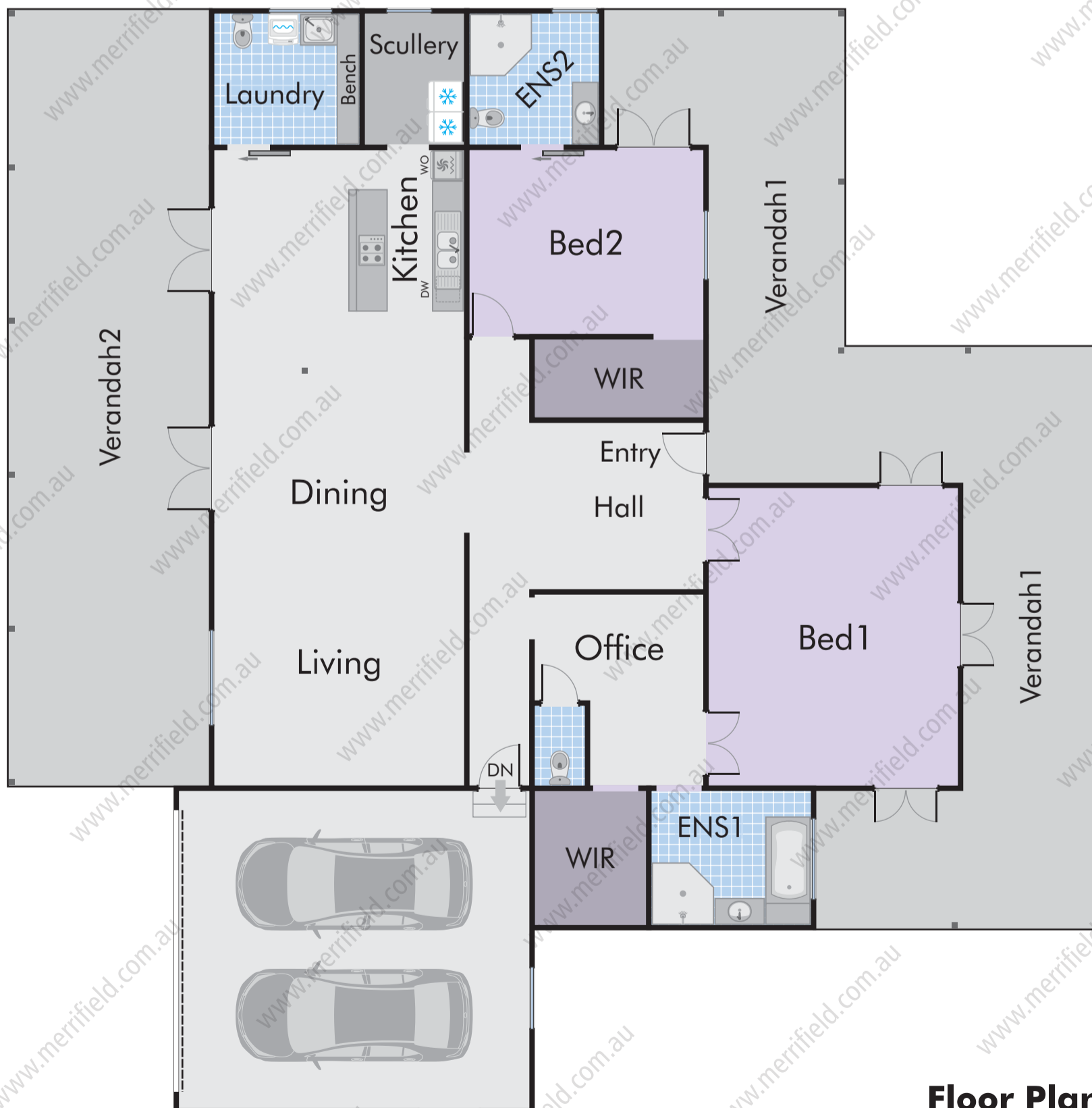
1:564

0 0.007 0.014 0.02 0.027 km

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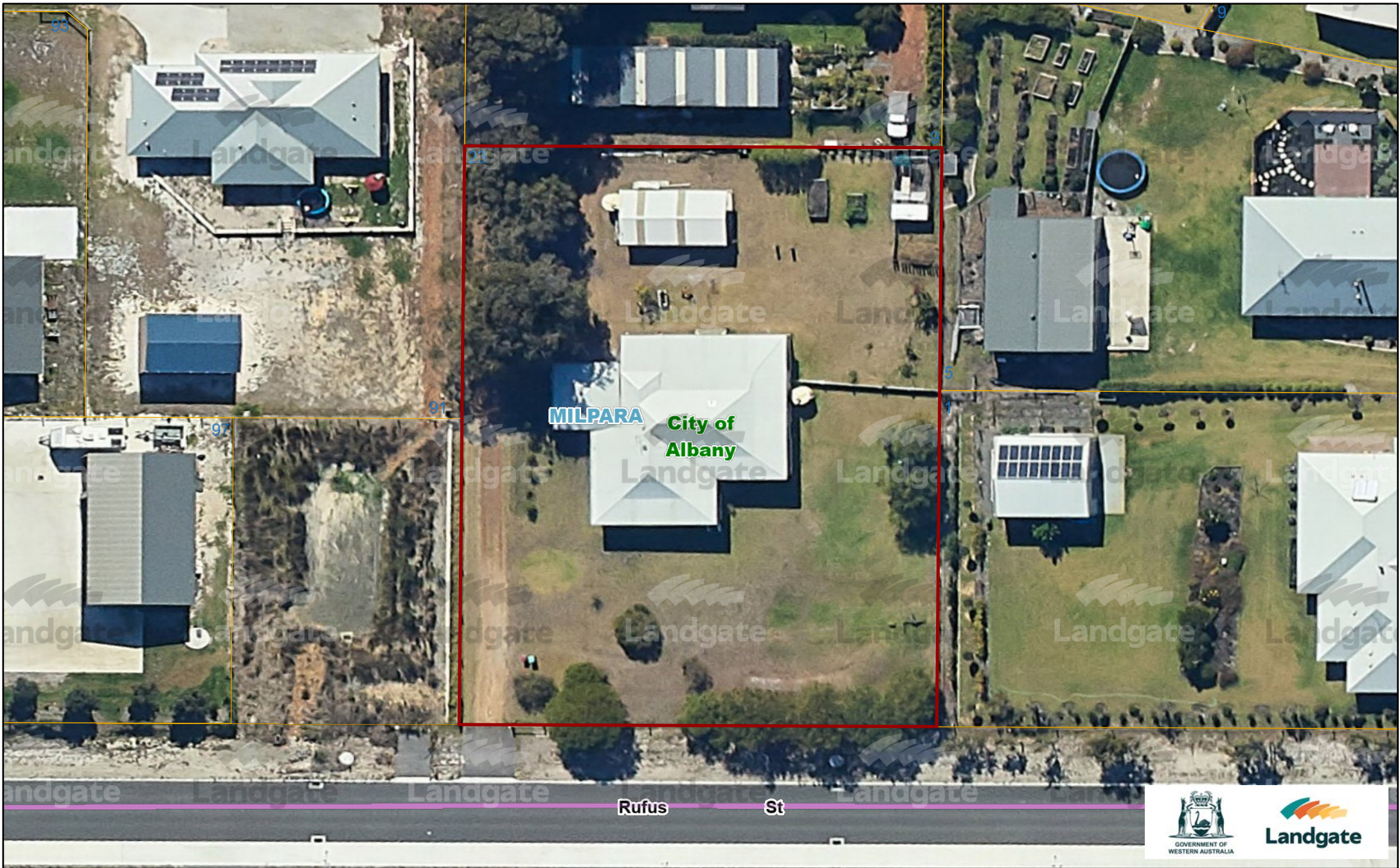


Site Plan



Floor Plan

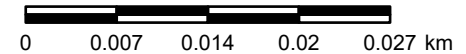
This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.



Author:

Created: 23 October 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564



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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2861 254**

**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 122 ON DEPOSITED PLAN 401416

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

CAROLE GRACE TONKINSON  
ELAINE TAYLOR  
BOTH OF 48 MCGONNELL ROAD, ORANA  
AS TENANTS IN COMMON IN EQUAL SHARES

(T M887464 ) REGISTERED 16/1/2015

**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: DP401416  
PREVIOUS TITLE: 1792-971  
PROPERTY STREET ADDRESS: 23 RUFUS ST, MILPARA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

# Deposited Plan 401416

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
101	2861/247	Registered	
102	2861/248	Registered	
103	2861/249	Registered	
104	2861/250	Registered	
119	2861/251	Registered	
120	2861/252	Registered	
121	2861/253	Registered	
122	2861/254	Registered	
123	2861/255	Registered	
124	2861/256	Registered	
125	2861/257	Registered	
126	2861/258	Registered	
127	2861/259	Registered	
128	2861/260	Registered	
136	2861/261	Registered	
137	2861/262	Registered	
300	LR3165/92	Registered	
9000	2861/263 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	





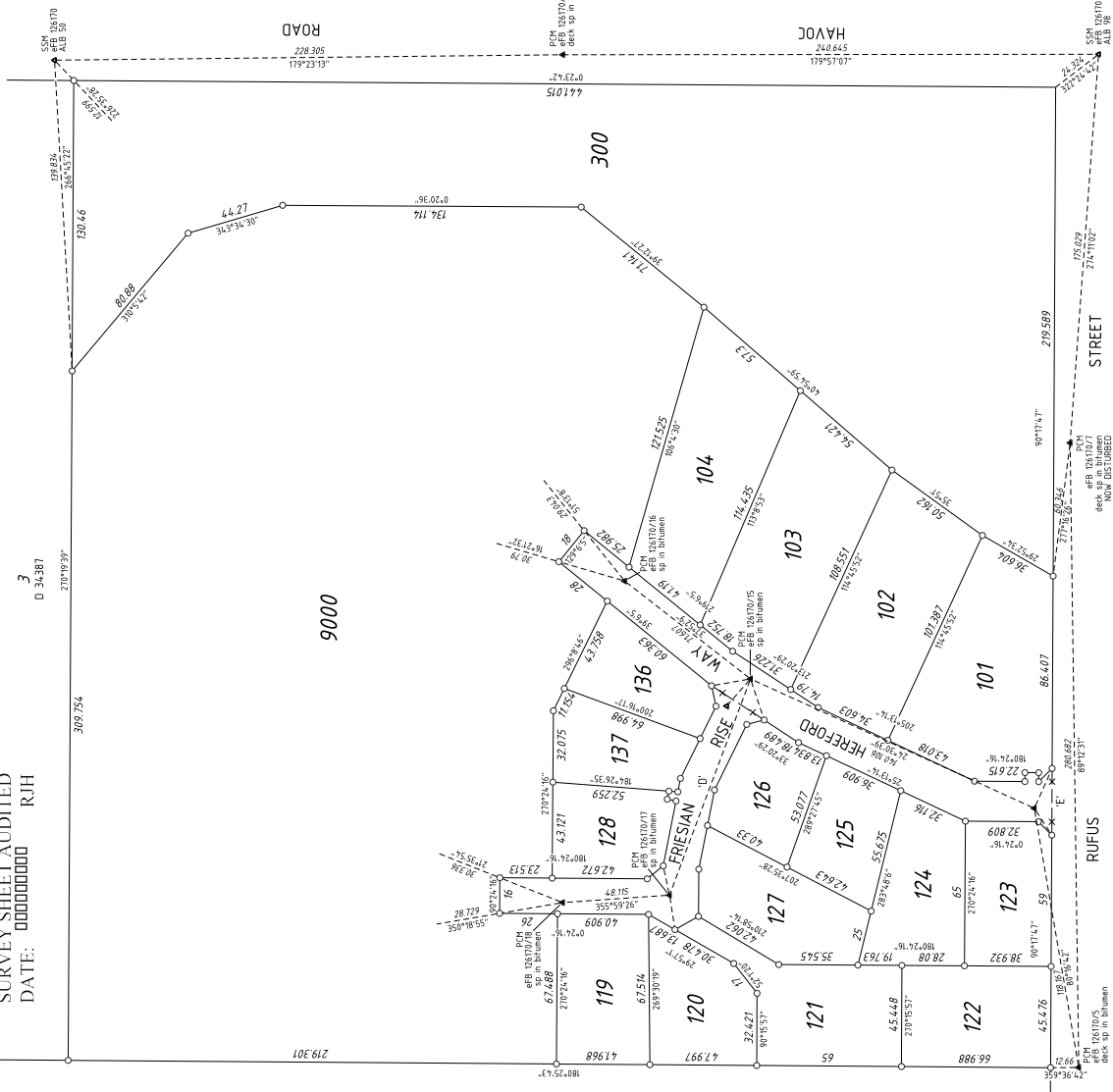


HELD BY LANDGATE  
IN DIGITAL FORM ONLY.

FOR SURVEY INFORMATION ONLY  
SURVEY INFORMATION COMPRISES  
OF THIS SURVEY SHEET

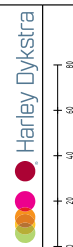
VER.	AMENDMENTS TABLE (SURVEY SHEETS) ONLY	AUTHORISED BY	DATE

SURVEY SHEET AUDITED  
DATE: 00000000 R/JH



LEGEND

- P.M. Brass plaque in concrete
- ▲ P.S.M. Sp. in bitumen
- S.M. Sp. in bitumen
- ✕ I.P. Spike



Scale: 1:1500 @ A2  
ALL DISTANCES ARE IN METRES

D.N. RYAN  
Domenico Ryan  
Licenced Surveyor  
WESTERN AUSTRALIAN PLANNING COMMISSION

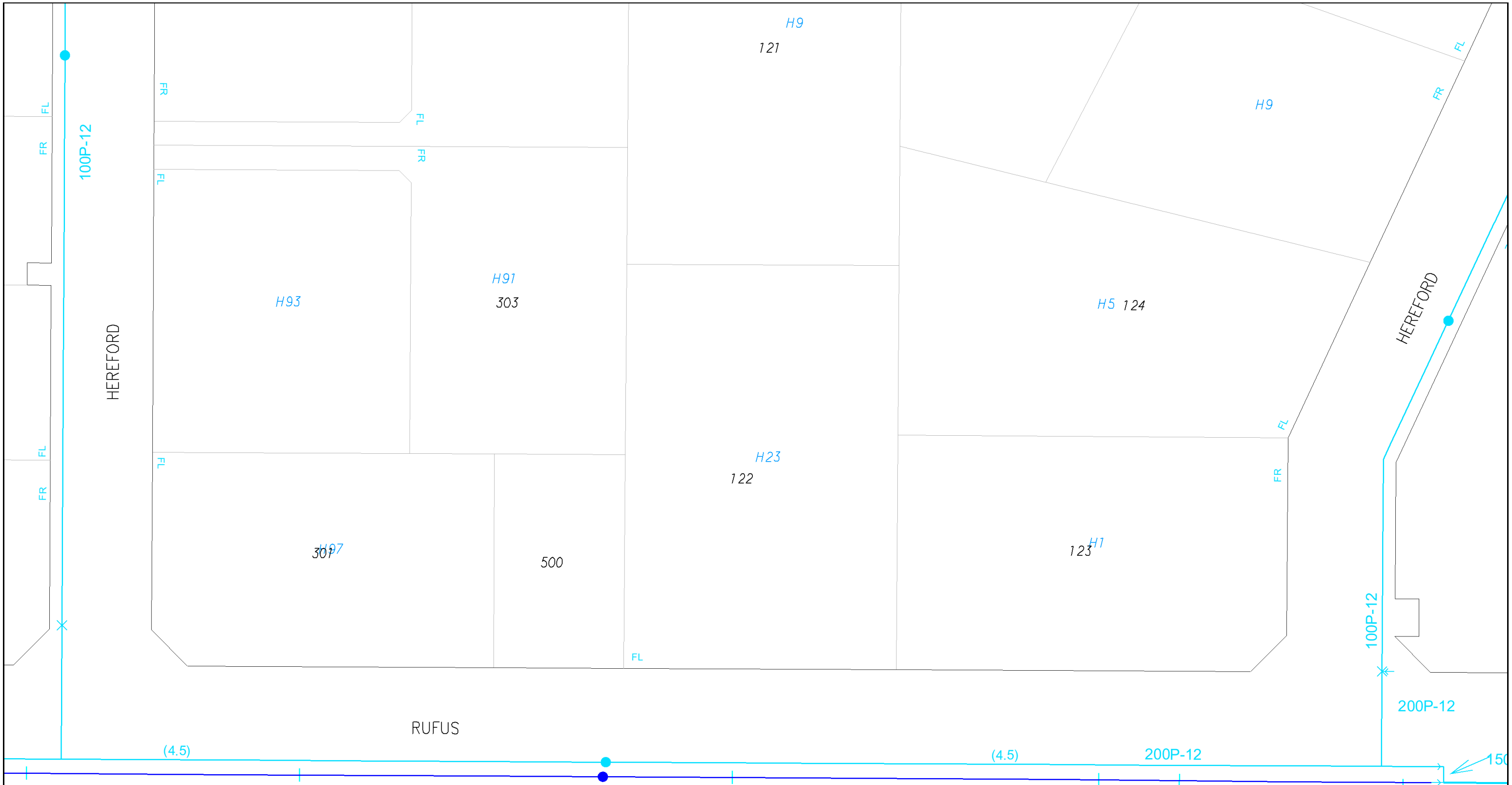
APPROVED BY  
WESTERN AUSTRALIAN PLANNING COMMISSION

DEPOSITED PLAN  
**401416**

SURVEY SHEET  
VERSION 1

DATE: 3.10.2000

HD Ref: 7\_03A  
ABS: 10/10/14



Page No. 1



Scale: 1:750  
 Job No.: 37887923  
 Sequence No.: 246440729  
 Print Date: 23 Oct 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](mailto: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 (thick line) 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>



100P-DOMS



100S FS

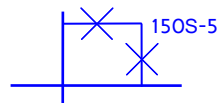
**FIRE SERVICES**

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.



150S-5

**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



MH

SAP

**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.



MS

**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**

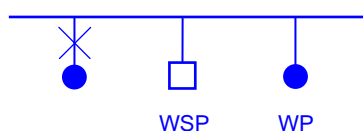
Indicates a potential health hazard from risk of exposure to toxic waste.

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)

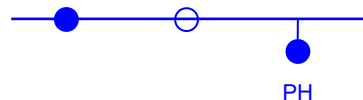


WSP

WP

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

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



PH

**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.

SOUTH PERTH PS1



**SEWER OR DRAINAGE PUMP STATION**

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

3.9 1:2.7



444.8

**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.

### 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)**

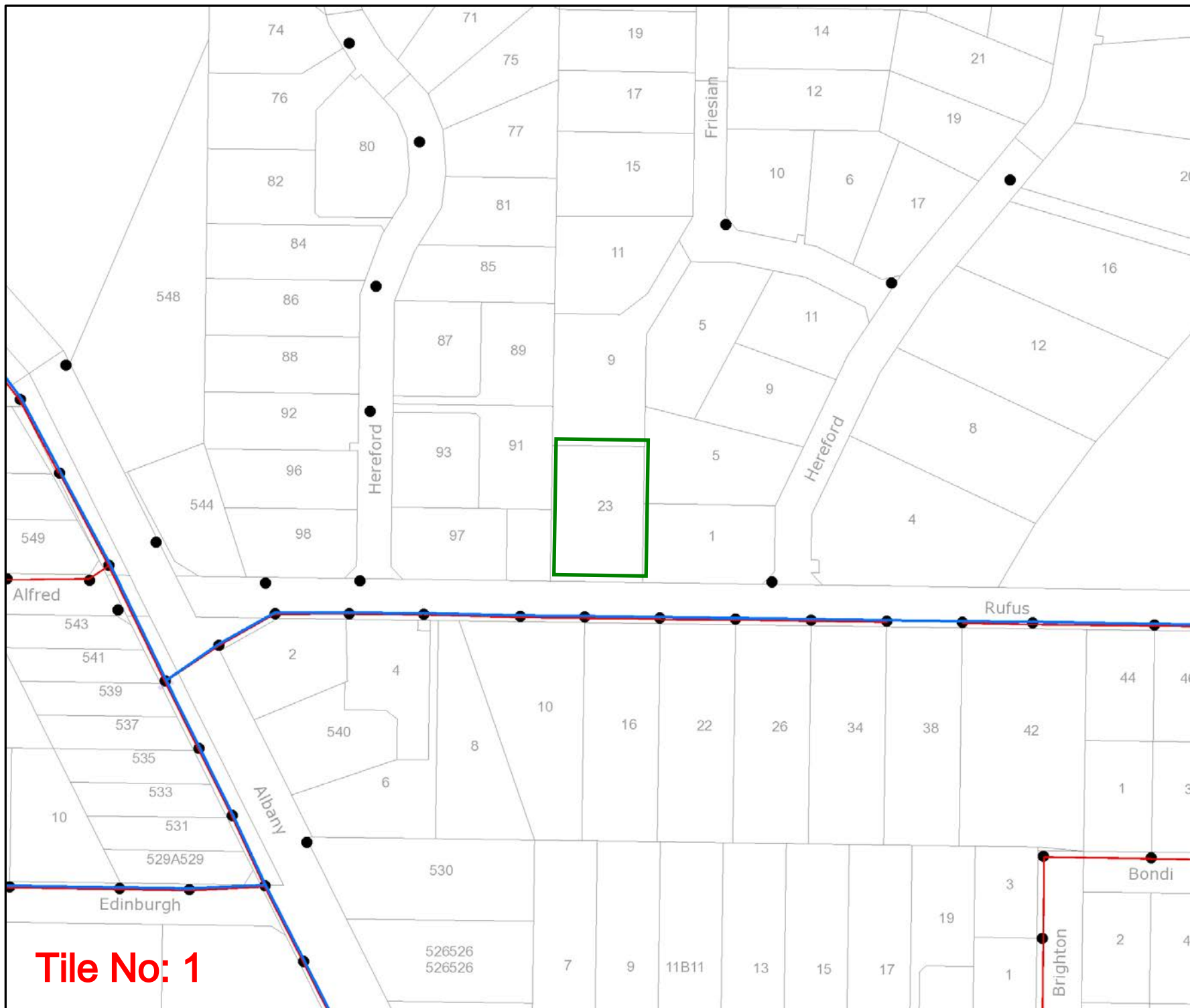
This map is **INDICATIVE ONLY**.  
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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**

### 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)**

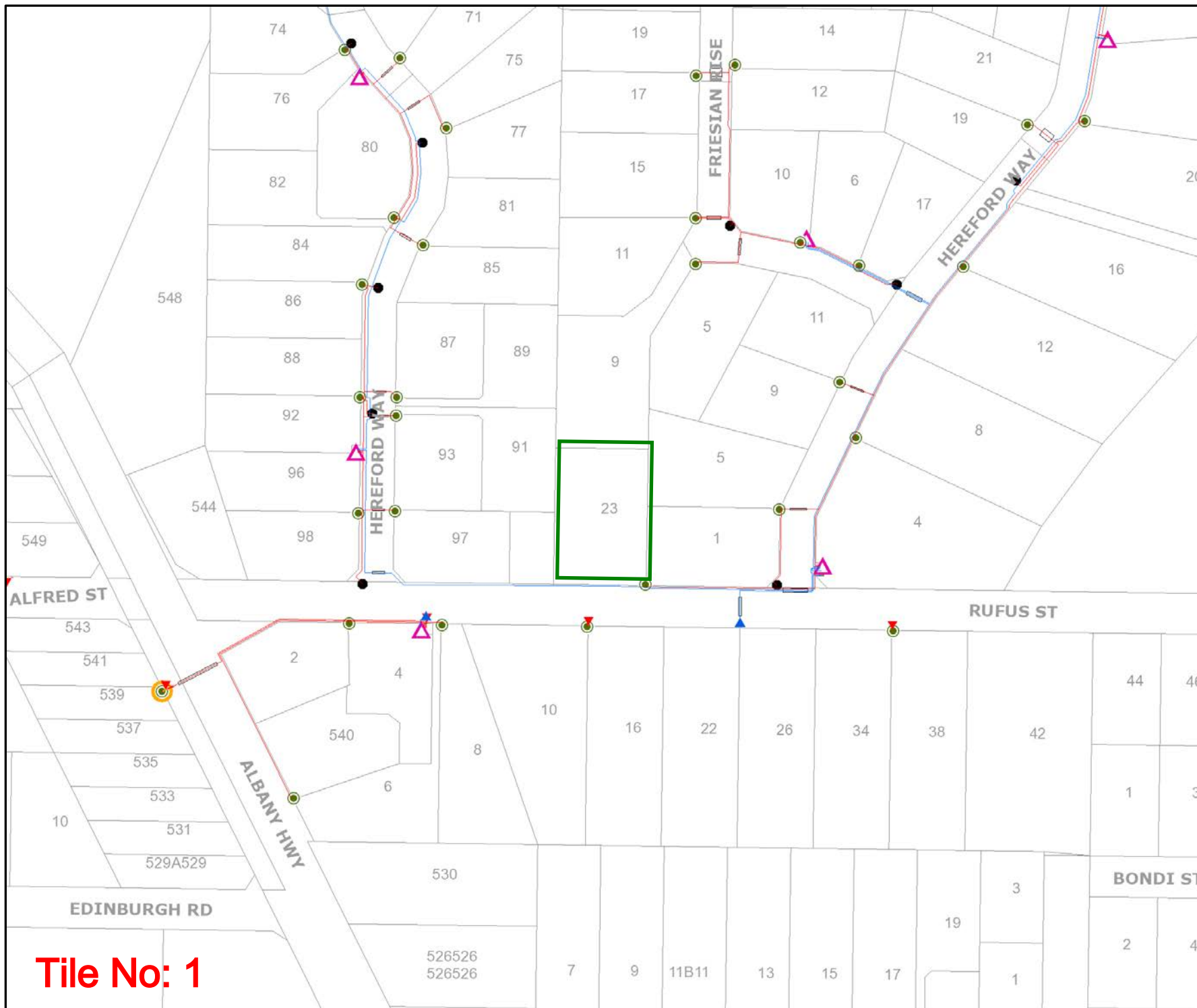
This map is **INDICATIVE ONLY**.  
Hand exposure via pothole method is **MANDATORY**.

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

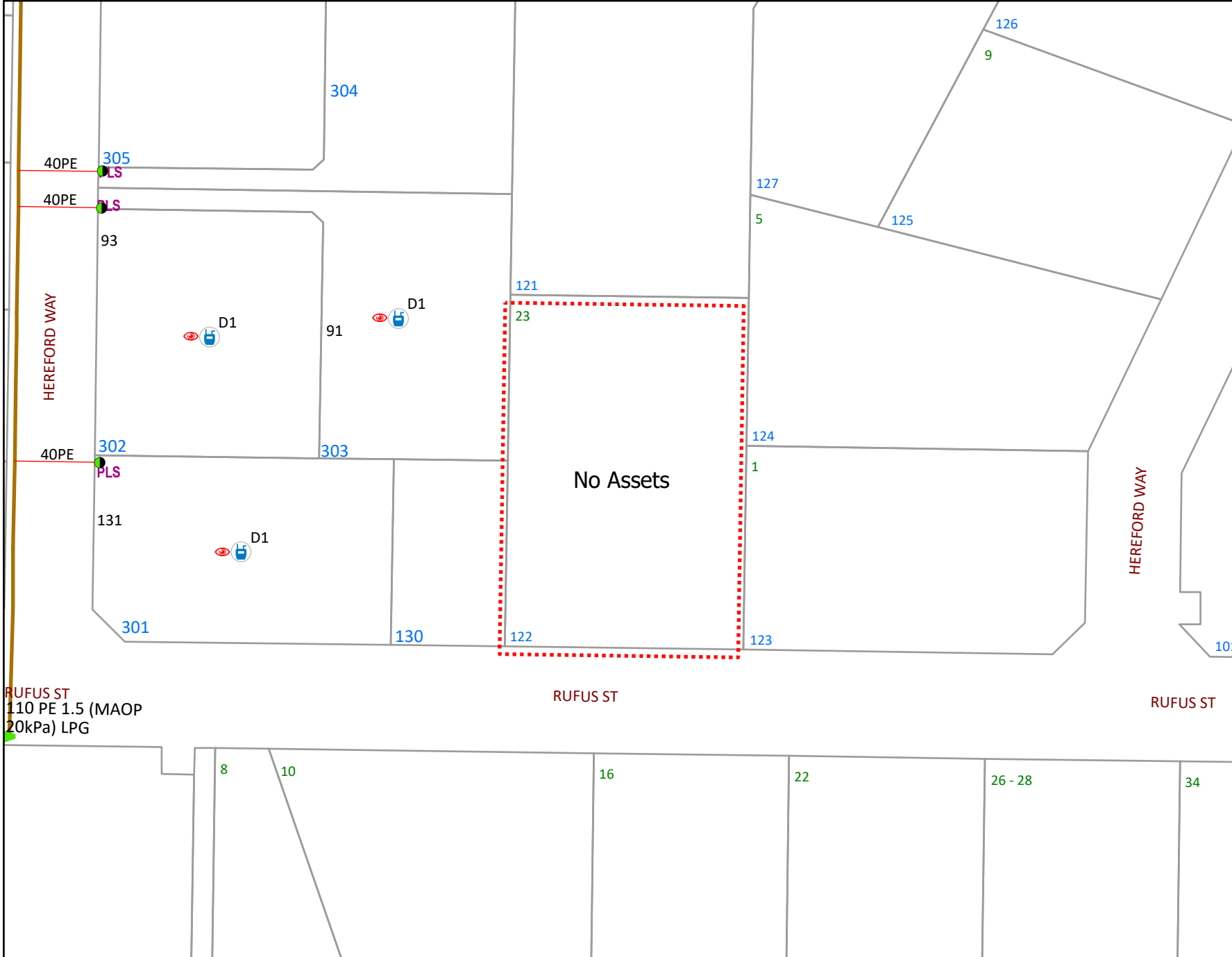
Information valid for 30 days from date of issue

A4 Scale : 1:2500

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



**Tile No: 1**



**WARNING**  
Refer to Cover Sheet  
for Further Information

BYDA Enquiry

Please refer to Symbols Sheet  
for Further Information

Disclaimer:  
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.

# SYMBOLS SHEET

## 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 ASSETS

- Proposed Meter
- 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

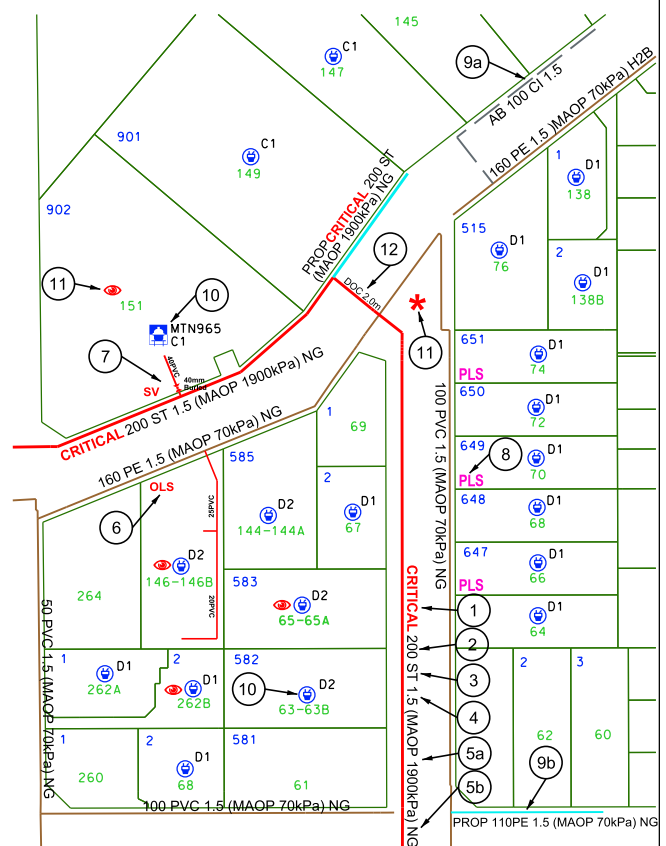
- Test Point
- Anode
- Rectifier

## FEATURES

- |                 |                             |                  |                  |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation  | Linked Document             | Reference Line   | Not Gassed       |
| Obstacle        | Pre-Laid Service            | Gas Pit          | Suburb           |
| See Details     | Pre-Laid Service Stairs     | Arrow Pointer    | Local Government |
| Not Connected   | Pre-Laid Service Tee        | Proving Location | Pressure Upgrade |
| Gas Service     | Asset end on Main           |                  |                  |
| Sign            | Asset ends on Direction Peg |                  |                  |
| Offline Service |                             |                  |                  |

### Asset Identification Legend

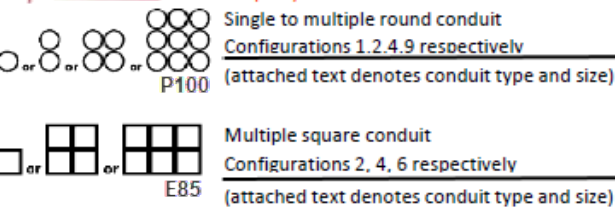
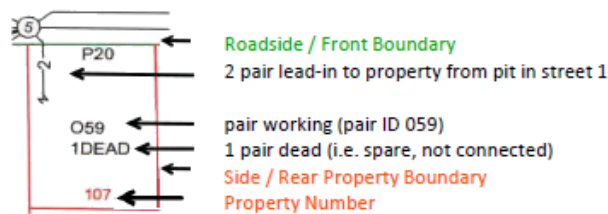
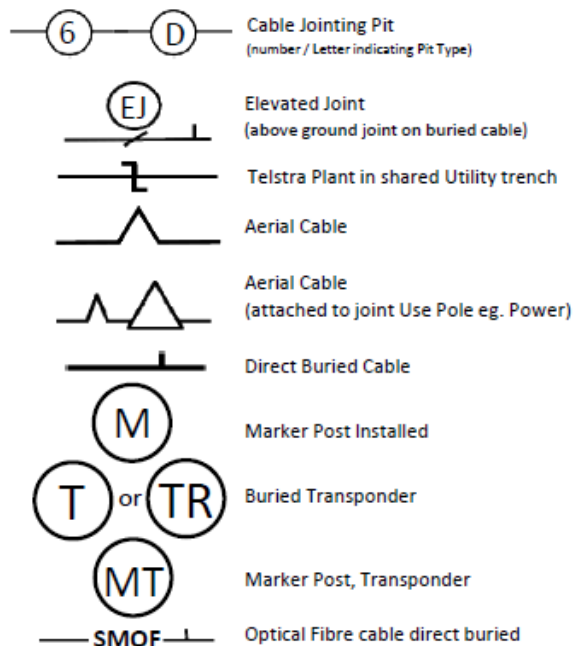
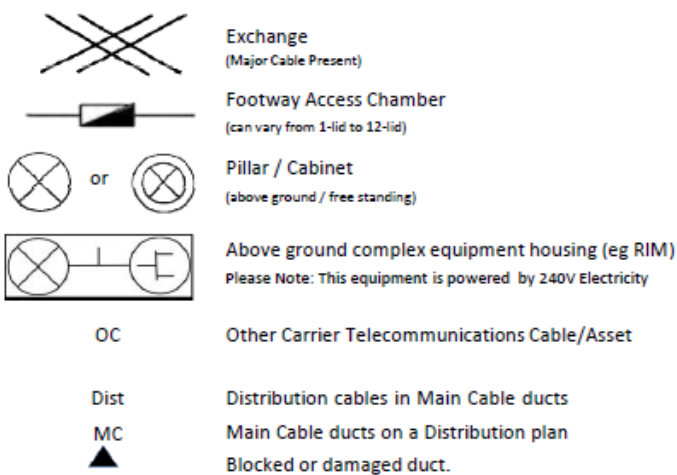
1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:  
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,  
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type  
5a) MAOP (Maximum Allowable Operating Pressure)  
5b) Gas Type:  
NG = Natural Gas.  
H2B = Natural Gas Blended with % Hydrogen.  
LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.  
**(WARNING OLS may not always be shown on plan).**  
See Cover Sheet for More Information.
7. Service Valve in the vicinity  
**(NOTE: Service Valve may be "BURIED")**
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.**
12. Depth of Cover (DOC) in metres.







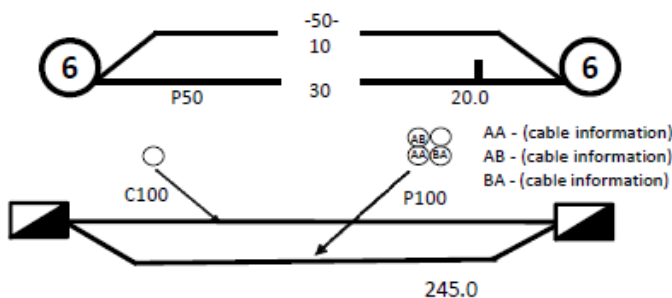
# LEGEND



### 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)

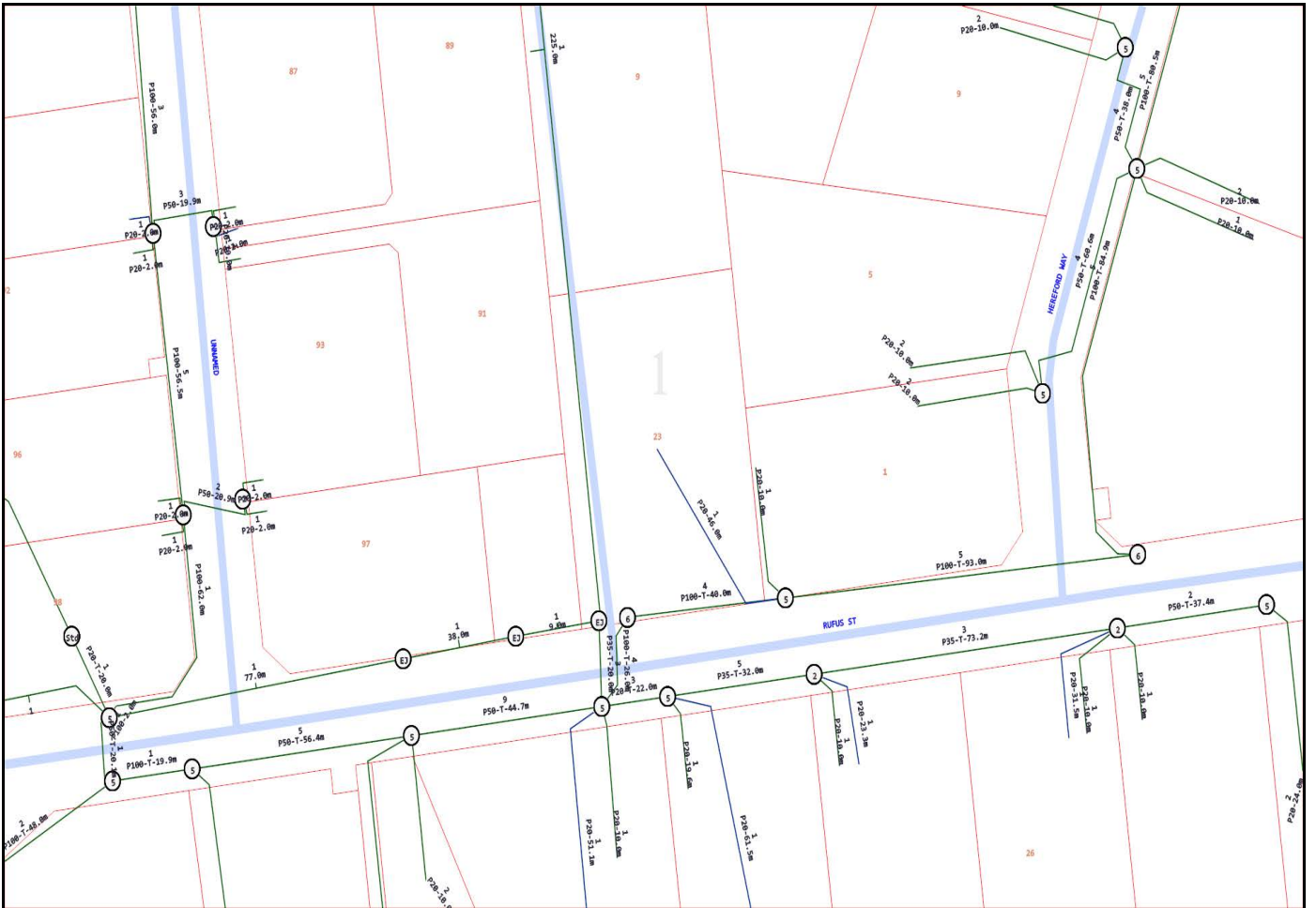
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



## 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 



## Emergency Contacts

You must immediately report any damage to the **nbnet**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

12/11/2024

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

To whom it may concern,

**RE: RENTAL APPRAISAL – 23 RUFUS STREET, MILPARA**

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:

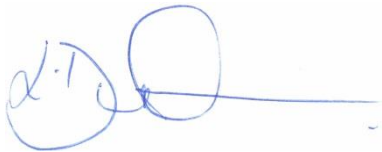
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/rental-property-security-standards)

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

Yours faithfully,

A handwritten signature in blue ink, consisting of a stylized 'L' and 'D' followed by a horizontal line.

Lisa Dunham

**Senior 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.