

FOR SALE



Offers Above \$690,000

7 SUFFOLK STREET, MOUNT CLARENCE



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

CHARMING RENOVATED COTTAGE WITH SPACE TO GROW

- Charming renovated cottage in sought-after Mount Clarence
- Expansive 1,012sqm block with endless potential
- Modern kitchen, open-plan living, and stylish updates
- Close to Albany town centre, schools, and parks
- Ideal for investors, first-home buyers, or downsizers

2 **1** **0** **1012 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

7 SUFFOLK STREET, MOUNT CLARENCE



Specification

Asking Price	Offers Above \$690,000	Land Size	1012.00 m2
Bedrooms	2	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R30
Parking	0	School Zone	Albany Primary School & ASHS
Sheds	Garden Shed	Sewer	Connected
HWS	Electric	Water	Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2193.92	Building Construction	Weatherboard & Tile
Water Rates	\$1067.33	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx 1956
Weekly Rent	\$540 - \$570	BAL Assessment	N/A

-- Map Viewer Plus --

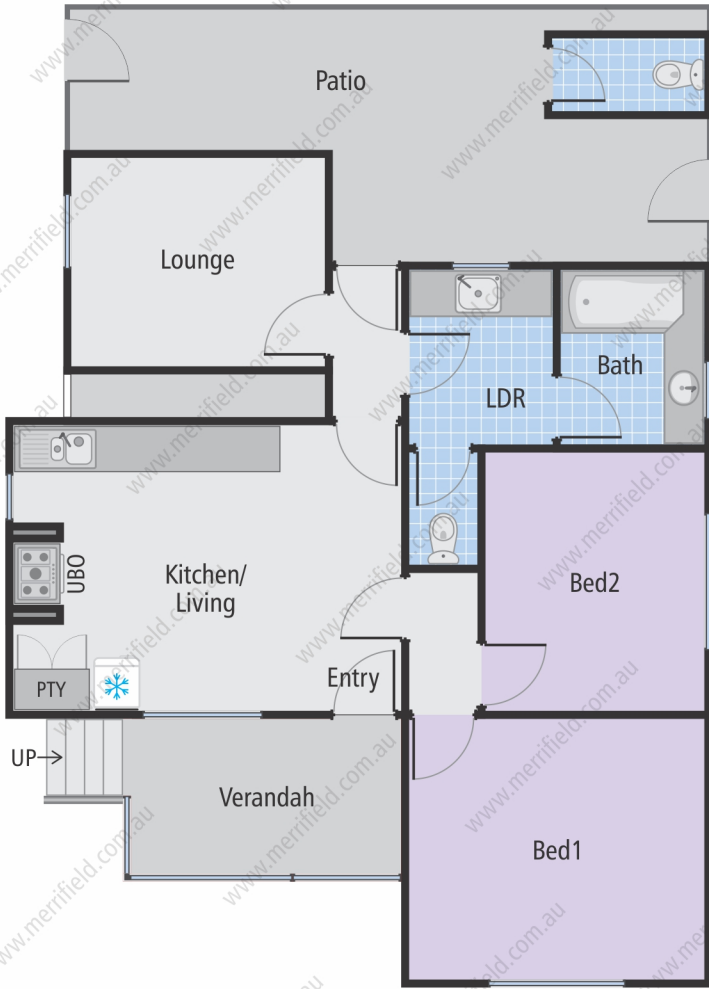


Author:

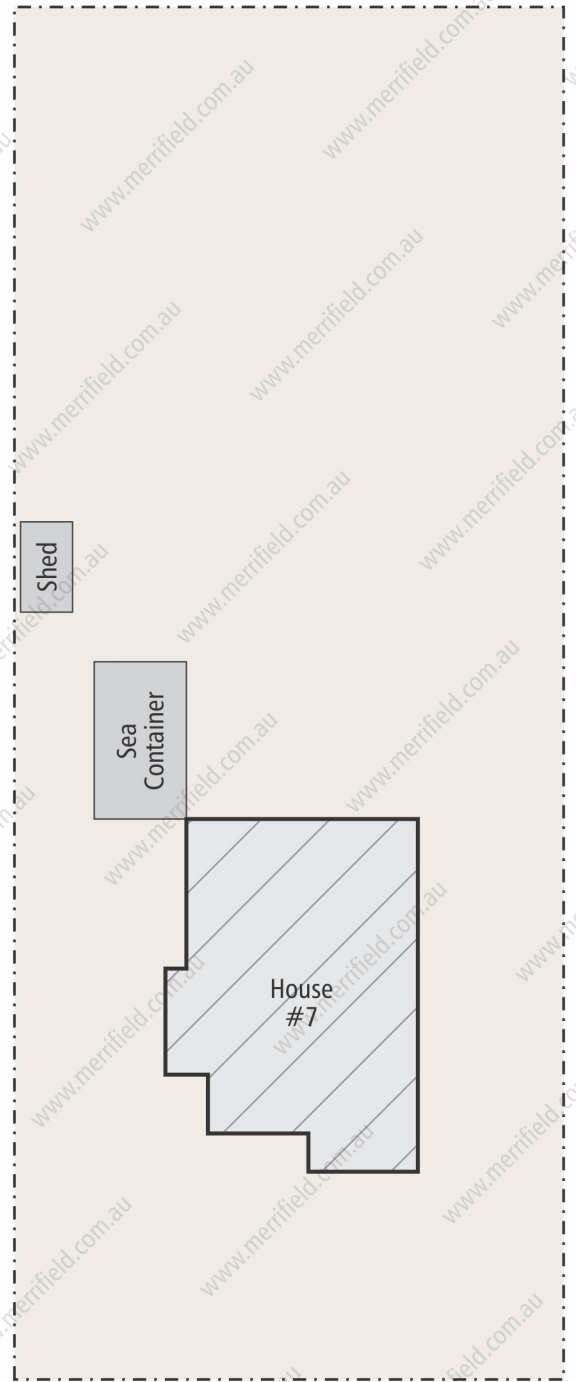
Created <http://mapviewer.plus.com.au/?address=7%20Suffolk%20Street%2C%20MOUNT%20CLARENCE%206330&theme=hybrid>

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0 0.007 0.014 0.02 0.027 km



Floor Plan



Suffolk St

Site Plan



Author: Created <https://mapviewer.plus.gov.au/?address=7%20Suffolk%20Street%2C%20MOUNT%20CLARENCE%206330&theme=hybrid>



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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1909 894

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 701 ON DEPOSITED PLAN 224146

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MELISSA PIA FIRTH
SEAN THOMAS FIRTH
BOTH OF 7 SUFFOLK STREET MOUNT CLARENCE WA 6330
AS JOINT TENANTS

(T O767839) REGISTERED 15/6/2021

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

1. O767840 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 15/6/2021.

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: 1909-894 (701/DP224146)
PREVIOUS TITLE: 1904-387
PROPERTY STREET ADDRESS: 7 SUFFOLK ST, MOUNT CLARENCE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Transfer E701952
Volume 1904 Folio 387

WESTERN



AUSTRALIA

1909 894

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 16th September, 1991

D. Mulcahy
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in Albany Lot 701, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

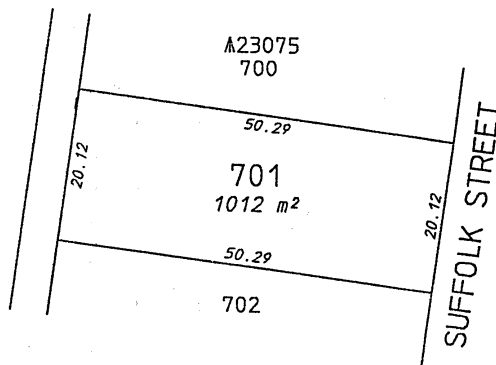
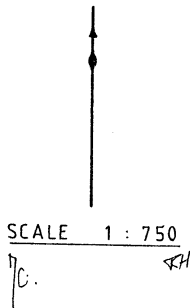
FIRST SCHEDULE (continued overleaf)

Dawn Roslynn Milliken and Trevor Samuel Milliken, both of Post Office Box 1610, Albany, as joint tenants.

SECOND SCHEDULE (continued overleaf)

1. MORTGAGE E701953 to R & I Bank of Western Australia Ltd. Registered 16.9.91 at 8.11 hrs.

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1909 894
VOL. FOL.

FIRST SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				

SECOND SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER

Deposited Plan 224146

Lot	Certificate of Title	Lot Status	Part Lot
327	LR3147/890 (Cancelled)	Registered	
327	LR3147/892	Registered	
328	LR3147/893	Registered	
328	LR3147/890 (Cancelled)	Registered	
329	LR3147/890 (Cancelled)	Registered	
329	LR3147/894	Registered	
503	LR3147/895	Registered	
503	LR3147/890 (Cancelled)	Registered	
504	LR3147/890 (Cancelled)	Registered	
504	LR3147/896	Registered	
700	2079/832	Registered	
701	1909/894	Registered	
702	1909/893	Registered	
703	1126/922	Registered	
704	1126/511 (Cancelled)	Strata'd	
704	SP59780	Strata'd	
706	1521/553	Registered	
707	1535/500	Registered	
711	LR3150/646	Registered	
712	LR3008/642	Registered	
713	LR3008/649	Registered	
714	LR3008/652	Registered	
715	LR3008/654	Registered	
716	LR3008/655	Registered	
717	1137/472	Registered	
718	1517/843	Registered	
719	1486/352	Registered	
720	1146/660	Registered	
721	1137/925	Registered	
723	1759/24	Registered	
724	1252/625	Registered	
725	2057/81	Registered	
1125	1293/967	Registered	

PLAN OF ALBANY LOTS

Workers' Homes.

D.O. Corr. No. 1783/11.

1/14/1911.

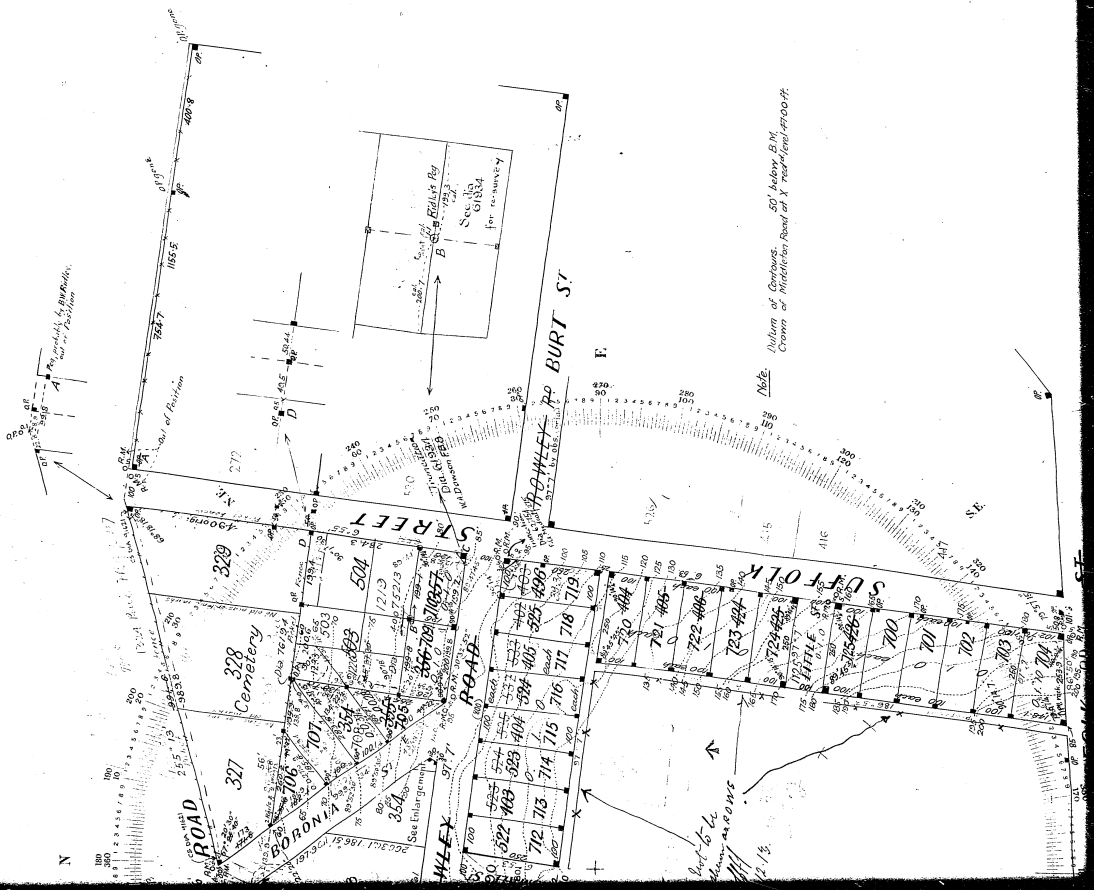


Note: Datum of Computations, 57' Aubrey B.M., Crown of Middleton Road at A, 100' West of 1000 ft.

PLAN OF ALBANY LOTS

Workers' Homes.

D.O. Corr. No 1783/11.
1/14/1913.



Calculation for Area of

No of Sides Bearing Distances	Angles		Depreciations	Multipliers	Double	Areas
	N + S	E + W				
Excision from 327	45°	104°01' E	0.2	Area 0.1 2 1/2		
275-328 of Property 327	27.5	S 61.1 W	0.3			
328-A	50	N 59.2 E	0.2			
328-B	8	S 68.3 E	0.2			
328	4.9	S 68.3 E	0.2	0.0 321		
				2.0 6 22.7		2.2 3
Kernan - Riddley Classes						
305	150	N 20.1 E	0.1	0.28		
306	10	S 10.4 E	0.1	0.27		
307	10	N 89.2 E	0.1	0.37		

REFERENCE TO CORNERS

Corner	Bearing	Distance	Description	No & Mark of Tree
A				
B				
C				
D				
E				
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				

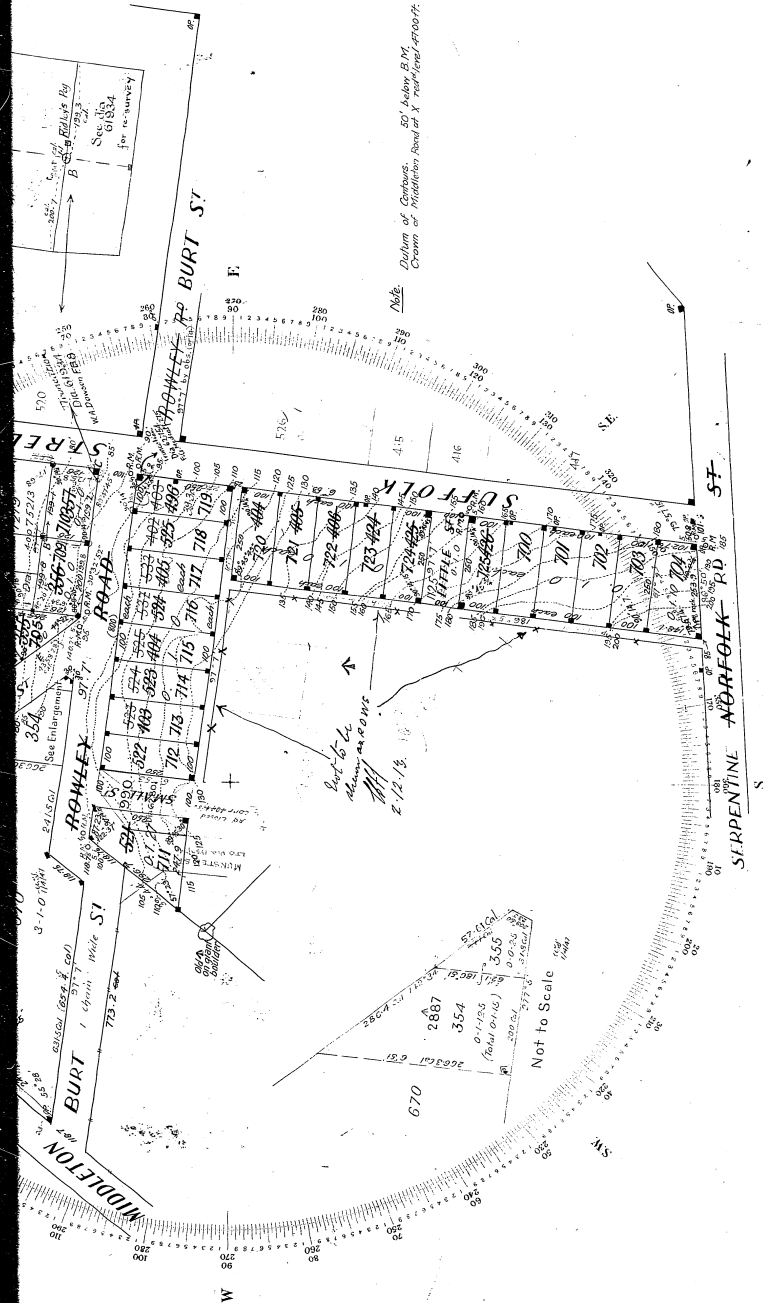
Amendment to Check Survey by H.G. Karnoz
 Examined as an amended Plan passed

50

SURVEYOR'S CERTIFICATE
 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 Regulations for the Guidance of Surveyors, and that this plan is in all respects **correct**.

Survey approved by Wm. F. Blumberg Licensed Surveyor
 Date 16.9.13
 Survey General Wm. F. Blumberg Date 16.9.13

Account No. 17/13 Passed
 Calculation Book No A 3 Folios 74, 75
 Compared with Field Book McClellan 23/10/13
 Examined Huckinson 23/10/13
 Plan passed by F. Walsh per Wm. F. Blumberg Date 23/10/13
 Checked on Standard Plan
 " Working Date 16.9.13
 " Competition Date 16.9.13
 Registered C. Campbell Date 16.9.13



Section	Acres	Class
705	1.52	N.P.C. - F.P.C. - D.P.A. - D.A. - 28
706	1.00	S.P.C. - 1.01
707	1.00	P.P.C. - 1.01

Corner	Bearing	Distance to Tree	Description of Tree	Nº & Mark on Tree
A				
B				
C				
D				
E				
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				

Agreement observed at Fronting Road
 or assumed from
 Date of Marking September 2-10-1913
 Field Book No. 383 Pages 14-16
 Scale 2 Chains to an inch

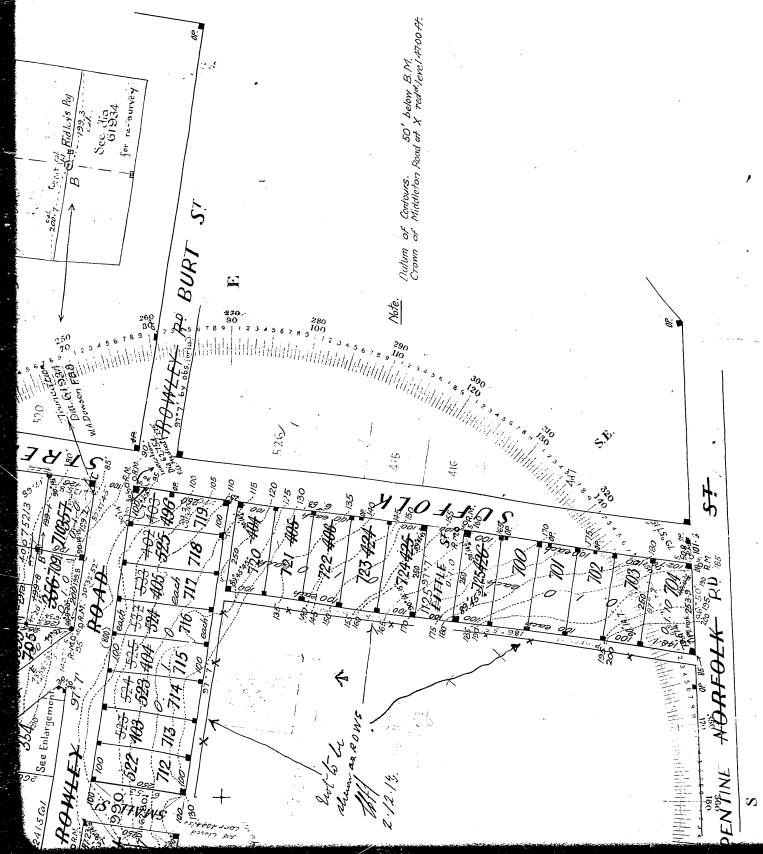


Survey approved as amended by Dia 6/19/74
Harvey J. Farris
 Chief Surveyor General 27/11/80

Survey approved as amended by Diag 6/27/84
10/16/84 19.10.1955
Surveys Dept

1995
 ALBANY'S A 1995

Amendment to Check Survey by H.G. Vernon, F.B. No. 2, 25/6/18.
 Examined as amended Markman 27/7/15
 Plan passed



SURVEYOR'S CERTIFICATE

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 Regulations for the Guidance of Surveyors, and that this plan is in all respects **correct**.

Survey completed by Harvey J. Farris
 Licensed Surveyor
 Date 14.9.19

Surveyor General
 Date 10.6.14

11/02/2025

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 – 7 SUFFOLK STREET, MOUNT CLARENCE

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 **\$540.00 - \$570.00 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:

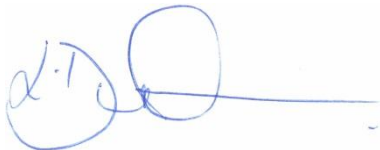
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/obligations-of-landlords-corded-internal-window-coverings)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/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, appearing to be 'L. Dunham', with a long horizontal line extending to the right.

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.