

**FOR SALE**



Merrifield Real Estate

**Offers Above \$595,000**

**122 ELIZABETH STREET, BAYONET HEAD**



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

## Big property near water's edge

- Brick and tile family home, opposite Oyster Harbour, water views
- Lounge, family room, dining, meals, two covered patios, stylish kitchen
- Terrific 1179sqm block, double garage-workshop, carport & boat port
- Beautifully established, packed with extras, great presentation
- 2 mins to fishing, boating; easy reach of GSG school, 15 mins to town



**Tommie Watts**

**0476 514 921**

**0898414022**

**tommie@merrifield.com.au**



**4 2 6 1179 m2**



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**



## 122 ELIZABETH STREET, BAYONET HEAD



### Specification

Asking Price	Offers Above \$595,000	Land Size	1179.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential
Parking	3	School Zone	Flinders Park P.S / A.S.H.S
Sheds		Sewer	Connected
HWS	Solar HWS	Water	Connected
Solar	HWS & Panels	Internet Connection	Available
Council Rates	\$2,665.60	Building Construction	Brick & Tile
Water Rates	\$1,525.99	Insulation	Present
Strata Levies		Built/Builder	1980
Weekly Rent	\$540-\$570 per week	BAL Assessment	n/a
Lease Expiry	n/a	Items not included	Spa



Merrifield Real Estate

Boundaries are Approximate



-- Map Viewer Plus --

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Created: 21 September 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**2195**

**849**

## 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 103 ON DIAGRAM 100108

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHRISTOPHER JOHN HANDS  
BARBARA ANN HANDS  
BOTH OF RMB 9631 B MILLBROOK ROAD, ALBANY  
AS JOINT TENANTS

(T H478845 ) REGISTERED 21/6/2000

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

1. H478846 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 21/6/2000.

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: 2195-849 (103/D100108)  
PREVIOUS TITLE: 2182-139  
PROPERTY STREET ADDRESS: 122 ELIZABETH ST, BAYONET HEAD.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



ORIGINAL: Not to be removed from the Department of Land Administration.

Application H478843

Volume 2182 Folio 139

WESTERN



AUSTRALIA

VOLUME FOLIO

2195 849

IN THE REGISTER



# CERTIFICATE OF TITLE

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

The person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 21<sup>st</sup> June, 2000

REGISTRAR OF TITLES



## ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 359 and being Lot 103 on Diagram 100108, delineated on the map in the Third Schedule hereto.

## FIRST SCHEDULE (continued overleaf)

~~Baseline Nominees Pty. Ltd. of two undivided third shares and Kim Charles Holmes and Jennifer Margaret Holmes, as joint tenants of one undivided third share, all of 12 Harness Street, Kingsley, as tenants in common.~~

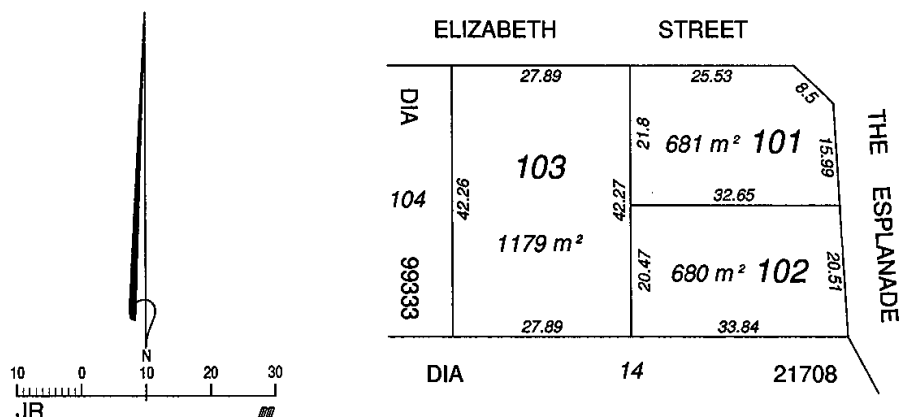


## SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE H199515 to National Australia Bank Ltd. Registered 19.8.99 at 8.18 hrs.~~  
~~Discharged H478844 21.6.00~~




## THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

Page 1 ( of 2 pages )

SECOND SCHEDULE (continued)	REGISTERED or LODGED	TIME	SEAL & INITIAL	CANCELLATION		REGISTERED or LODGED	SEAL & INITIAL
				NATURE	NUMBER		
MORTGAGE H478846 to Westpac Banking Corporation.	21.6.00	8.22					

## Diagram 100108

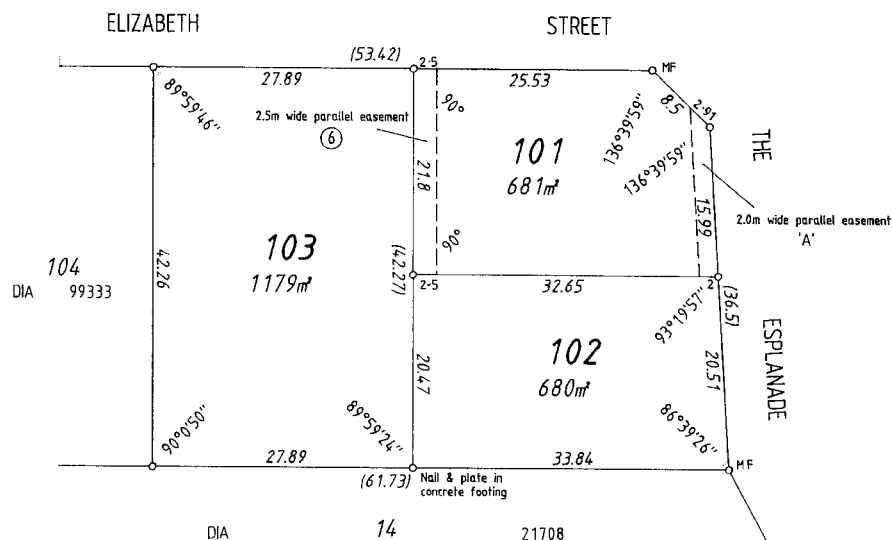
Lot	Certificate of Title	Lot Status	Part Lot
101	2195/847	Registered	
102	2195/848	Registered	
103	2195/849	Registered	

LAND DESCRIPTION	ON	CERTIFICATE IN WHICH LAND IS VESTED	FIELD BOOK	
LOT 105 OF PLANTAGENET LOCATION 359	PLAN .....	VOLUME	FOLIO	81022
	DIAGRAM..... 99333	2182	139	
	INDEX..... BK26 (2) 14.11			
	PUBLIC.....			
				TOTAL AREA 2540m <sup>2</sup>

DIA 100108



LOCAL AUTHORITY: CITY OF ALBANY  
LOCALITY: LOWER KING



⑥ EASEMENT TO THE WATER CORPORATION UNDER SEC. 27A OF THE TP & D ACT REG 6 (SEWERAGE)

'A' EASEMENT FOR DRAINAGE PURPOSES UNDER SECTION 136C OF THE T.L.A.

BURDEN BENEFIT  
LOT 101 LOT 102

**JOHN KINNEAR & ASSOCIATES**  
Consulting Surveyors

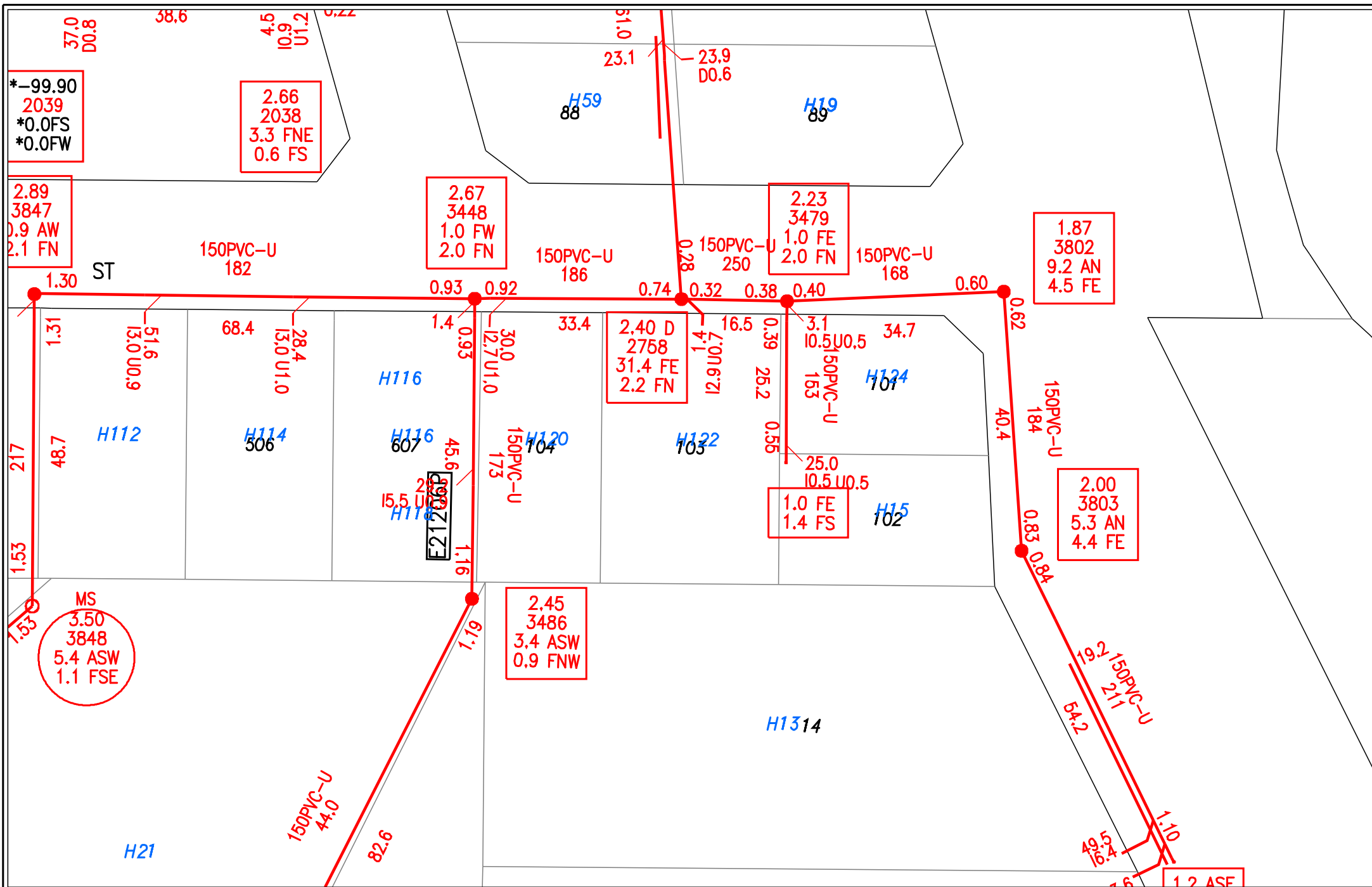
61 DUKE STREET  
PO BOX 1429  
ALBANY WA 6331  
PHONE (08) 9842 1353 FAX (08) 9842 1570  
ACN 009 195 653

OUR REF. 3665

<b>SURVEYORS CERTIFICATE - Reg 54</b> I, <u>J. KINNEAR</u> hereby certify that this diagram is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this diagram and that it complies with the relevant written law(s) in relation to which it is lodged. Licensed Surveyor <u>[Signature]</u> Date <u>28.3.00</u>		APPROVED BY <b>WESTERN AUSTRALIAN PLANNING COMMISSION</b> FILE <u>110221</u> <u>Eugen Kinnear</u> FOR CHAIRMAN DATED <u>25/5/2000</u>		SCALE 1:500 ALL DISTANCES ARE IN METRES 0 5 10 15 20 25	
<b>SURVEYORS CERTIFICATE - Compiled</b> I, <u>[Signature]</u> hereby certify that this compiled diagram: (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law(s) in relation to which it is lodged. Licensed Surveyor <u>[Signature]</u> Date <u>28.3.00</u>		EARLY ISSUE YES/NO LODGED DATE <u>30.3.2000</u> FEE PAID <u>\$ 298.00</u> ASSESS No <u>267789</u>		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT <u>C.G. BRISTOW</u> DOCKET PLAN/DIAGRAM <u>99834</u> CERTIFIED CORRECT <u>[Signature]</u> <u>6.4.2000</u> F.S.C. No. <u>[Signature]</u>	
		IN ORDER FOR DEALINGS SUBJECT TO SEC. 27A OF THE T.P. & D. ACT AND SEC. 136C OF THE T.L.A. <u>[Signature]</u> <u>26.5.2000</u> FOR INSPECTOR OF PLANS & SURVEYS DATE		 OFFICE OF TITLES DIAGRAM <b>100108</b>	
		APPROVED <u>21.6.00</u> INSPECTOR OF PLANS & SURVEYS DATE			







Scale: 1:750 Centre Point: 117.945°, -34.961°

Sequence No: 230229374

Print Date: 28/09/2023 Page: 1 of 1



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).





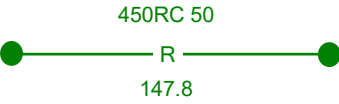



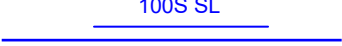

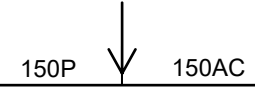




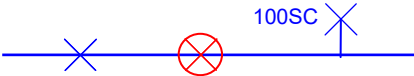
# Plan Legend (summary)

## INFORMATION BROCHURE



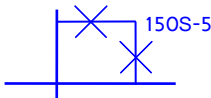
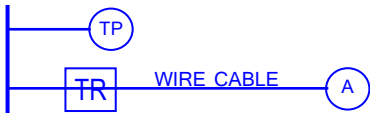





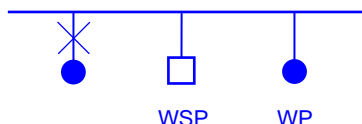
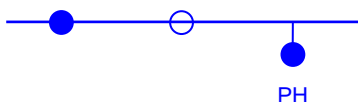
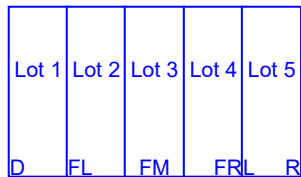




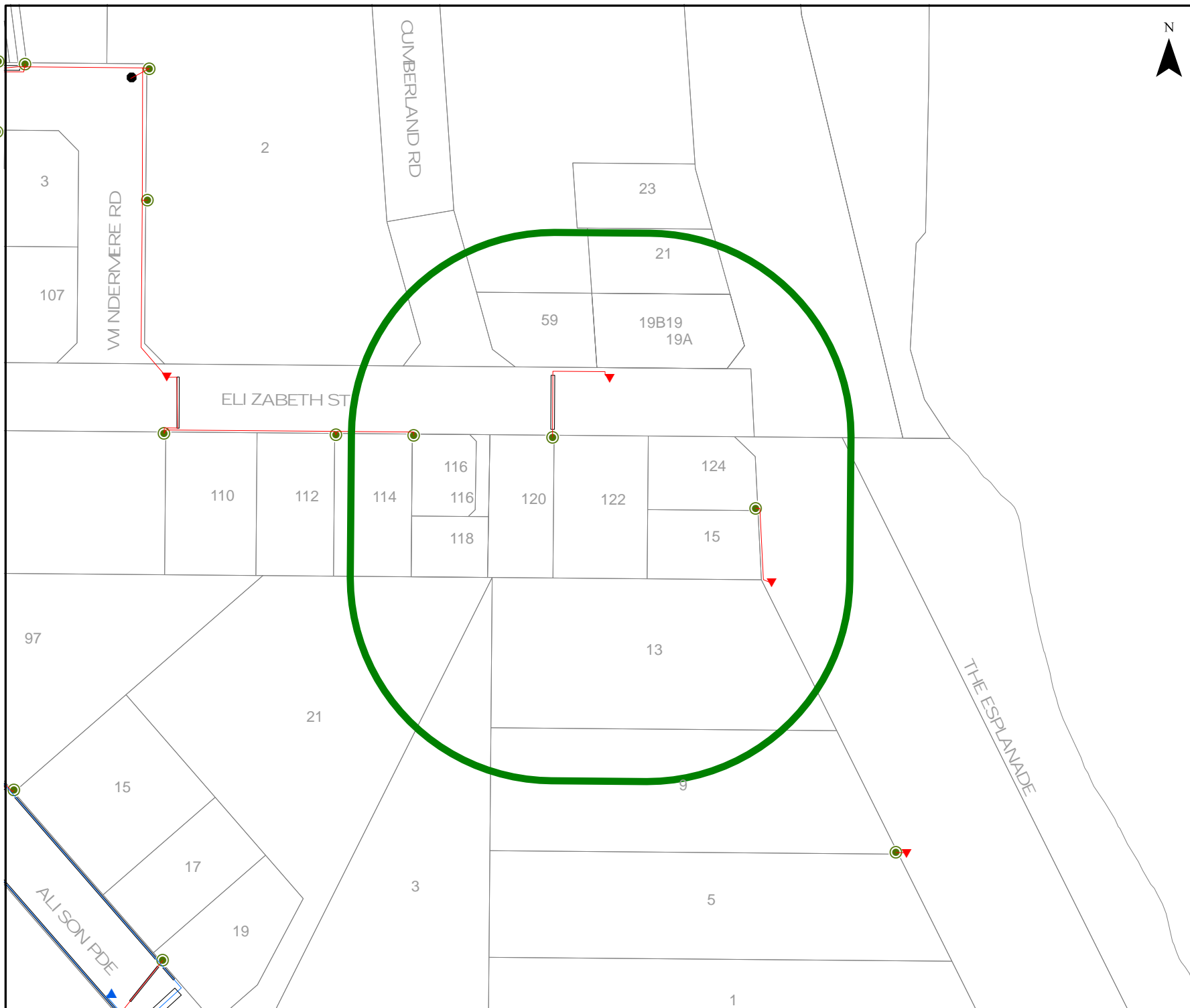
This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from [www.watercorporation.com.au](http://www.watercorporation.com.au). (Your business > Working near pipelines > Downloads)

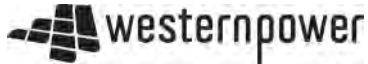
**WARNING** - Plans may not show all pipes or associated equipment at a site, or their accurate location. **Pothole by hand** to verify asset location before using powered machinery.

    	<p><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE</b> (thick line) EXTRA CAUTION REQUIRED 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.





### 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	HV Termination
Pillar	LV Termination
Transformer site	

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)**

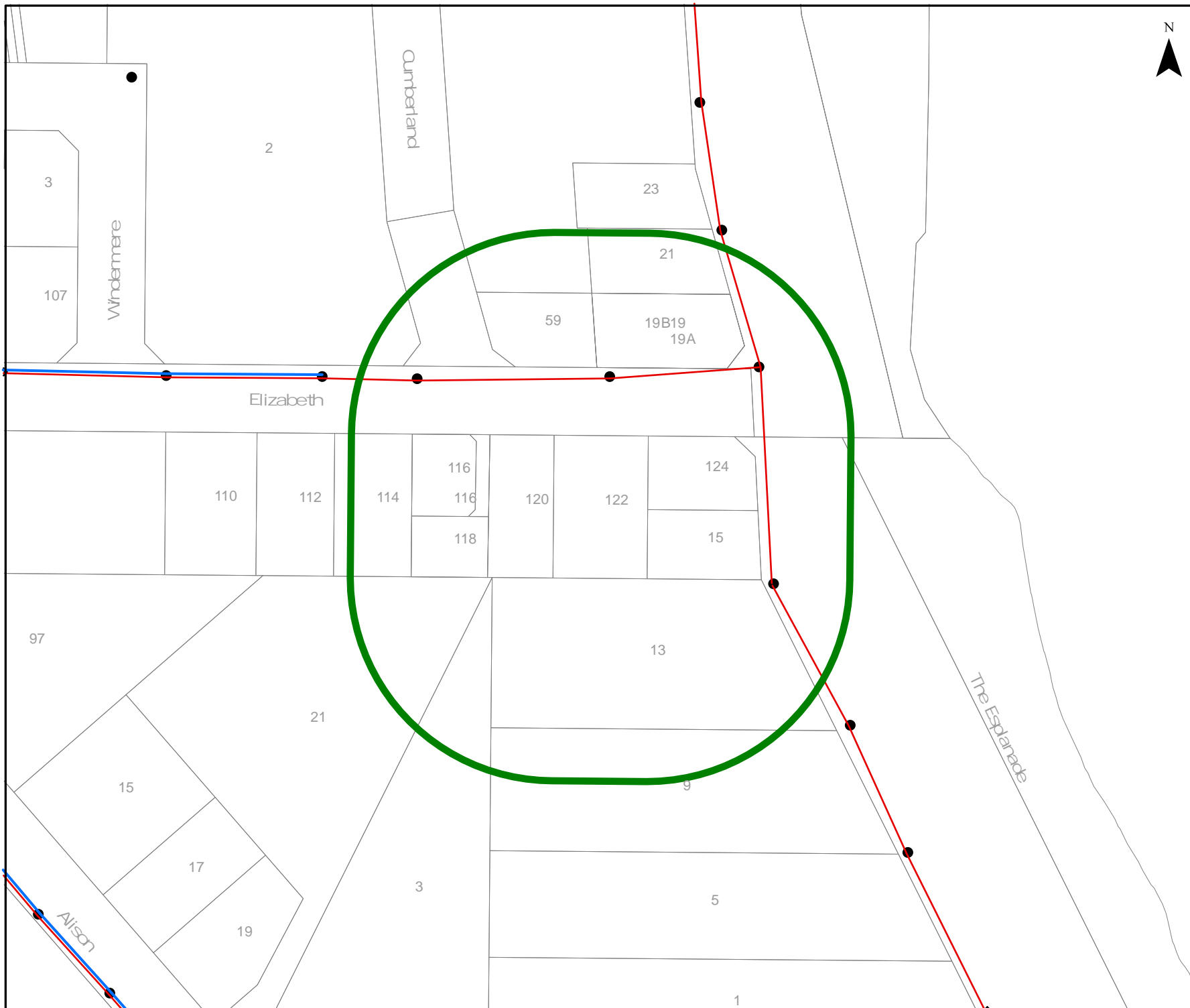
**This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.**


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

**Information valid for 30 days from date of issue**

A4	Scale : 1:1500
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**WARNING! Look out for overhead power lines**







**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

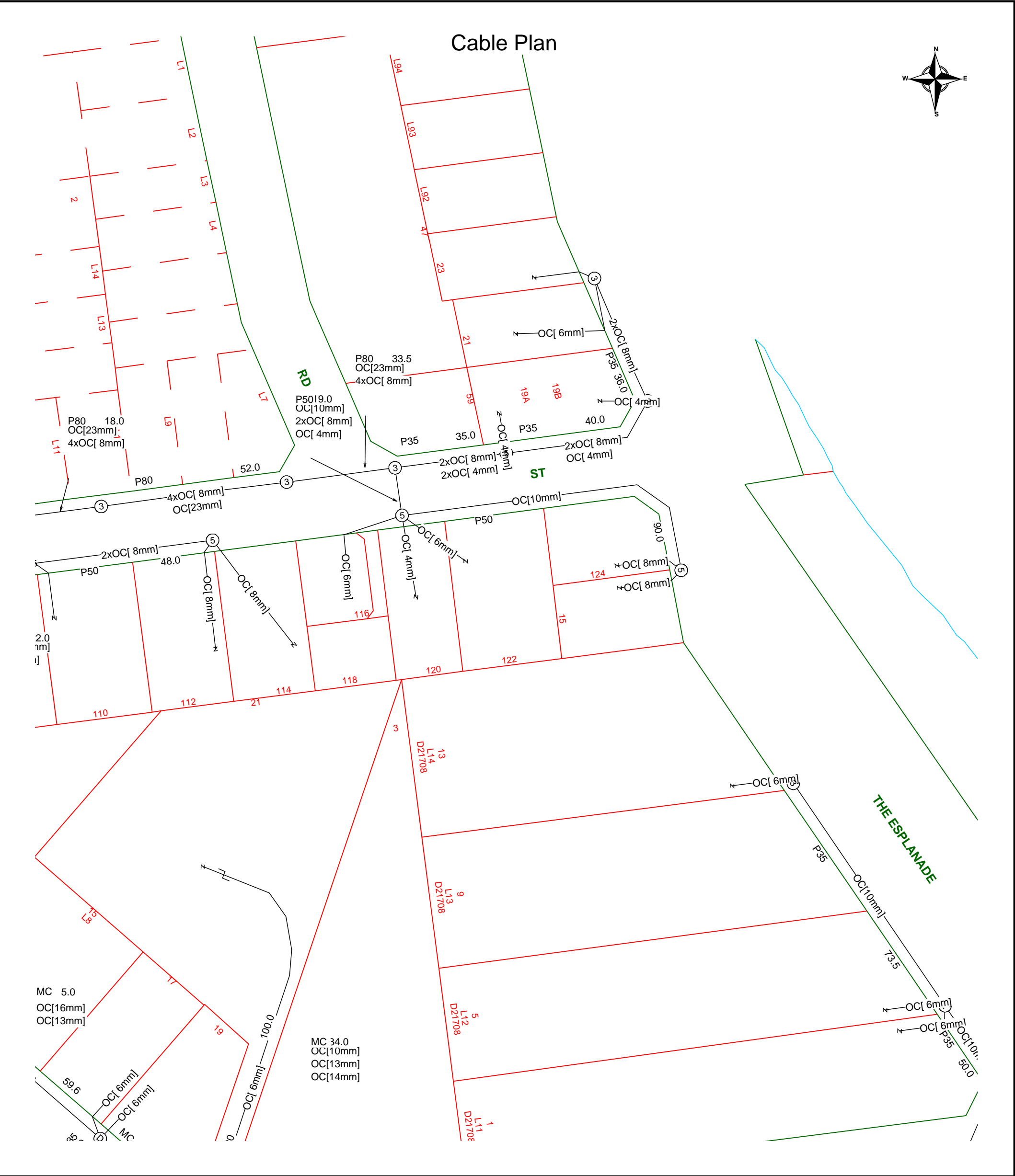
Information valid for 30 days from date of issue


A4

Scale : 1:1500

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



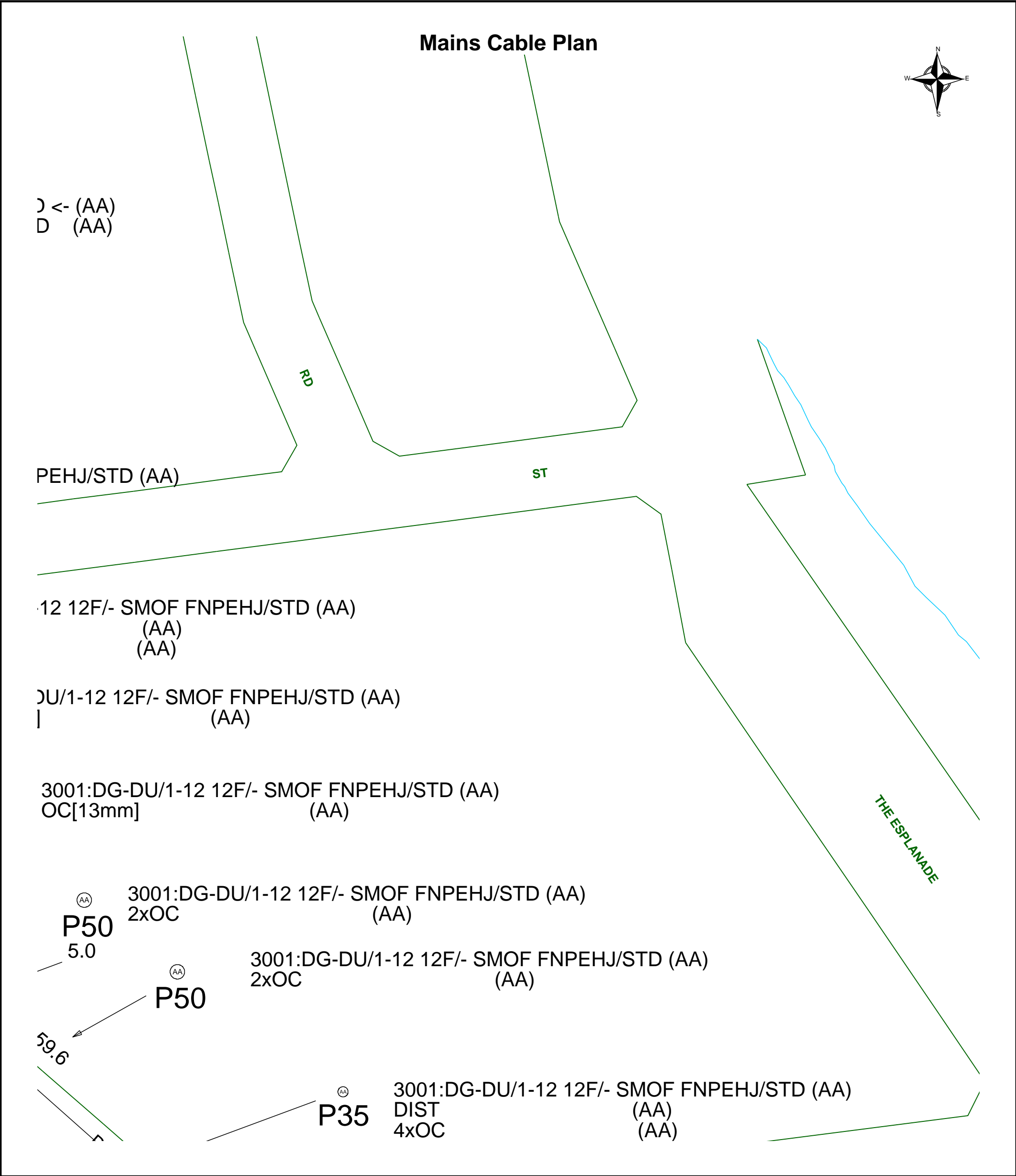


	Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 230229376
	TELSTRA LIMITED A.C.N. 086 174 781	<b>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.</b>
	Generated On 28/09/2023 14:06:26	

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.



	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	Sequence Number: 230229376
	TELSTRA LIMITED A.C.N. 086 174 781	<b>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.</b>
	Generated On 28/09/2023 14:06:27	

**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](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

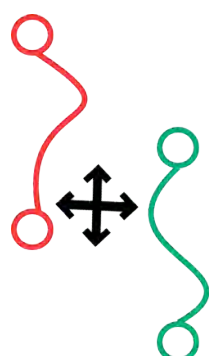
If you receive a message asking for a phone or account number say:

"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>

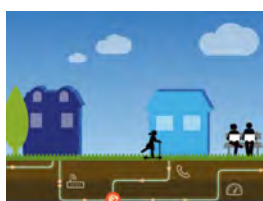


DBYD Certification

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)

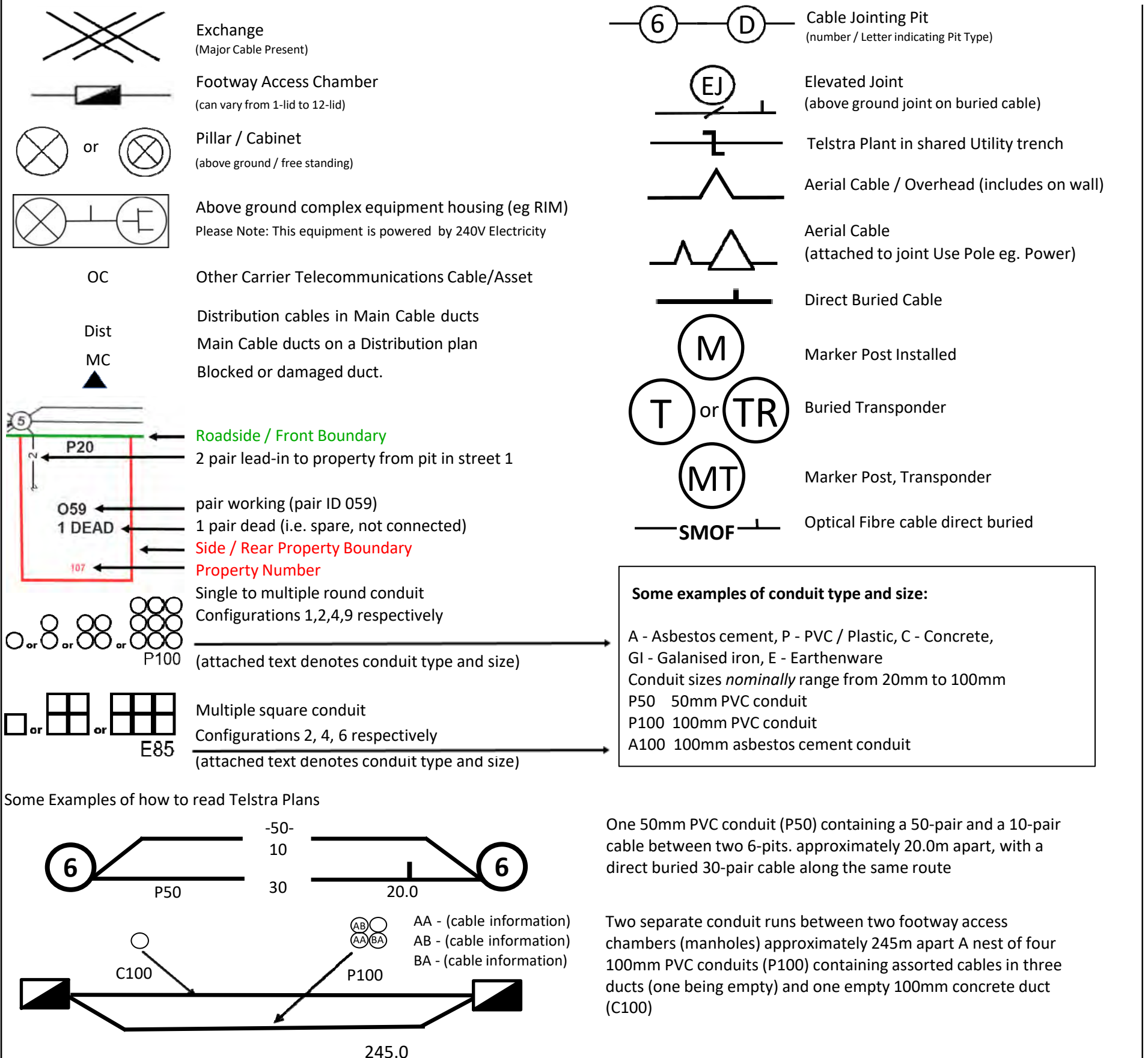
<https://www.telstra.com.au/smart-community>



# LEGEND



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



**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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

22/09/2023

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 – 122 ELIZABETH STREET, BAYONET HEAD

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. The higher amount could be gained with the consideration of allowing pets.

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 \(commerce.wa.gov.au\)](#)

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 'K' and 'T' intertwined.

Kylie Tschabotar

**Residential Business Development 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.