

FOR SALE



Offers Above \$850,000

184 SERPENTINE ROAD, MOUNT MELVILLE



TASTE OF THE 1930s, ESSENCE OF TODAY

- Delightful character home, 700m from town
- Jarrah floors, high ceilings, timber windows and doors
- 2216sqm block, lush gardens, expansive views
- Air-conditioned lounge, dining and master bedroom, fabulous outdoor spaces
- Separate studio, carport, parking; solar power, rainwater



 **3**  **1**  **1**  **2216 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**

184 SERPENTINE ROAD, MOUNT MELVILLE



Specification

Asking Price	Offers Above \$850,000	Land Size	2216.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential/R30
Parking	1	School Zone	Albany P.S & A.S.H.S
Sheds	Nil	Sewer	Connected
HWS	Electric	Water	Scheme Connected
Solar	Panels	Internet Connection	NBN available
Council Rates	\$2348.06	Building Construction	Fibro/Iron
Water Rates	\$1564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	1935
Weekly Rent	\$500 - \$520	BAL Assessment	N/A

184 Serpentine

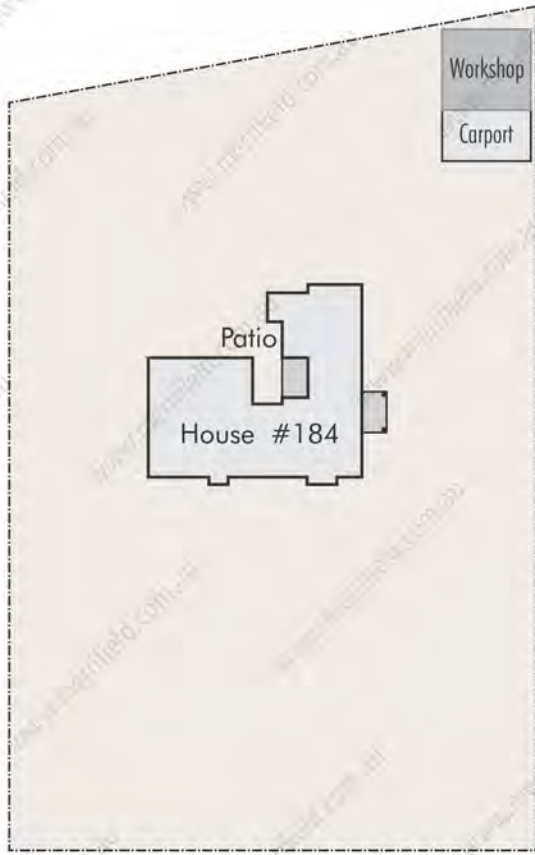


Author: <https://www.landgate.wa.gov.au/?address=184%20Serpentine%20Road%2C%20MOUNT%20MELVILLE%206330&theme=hybrid> 1:1664

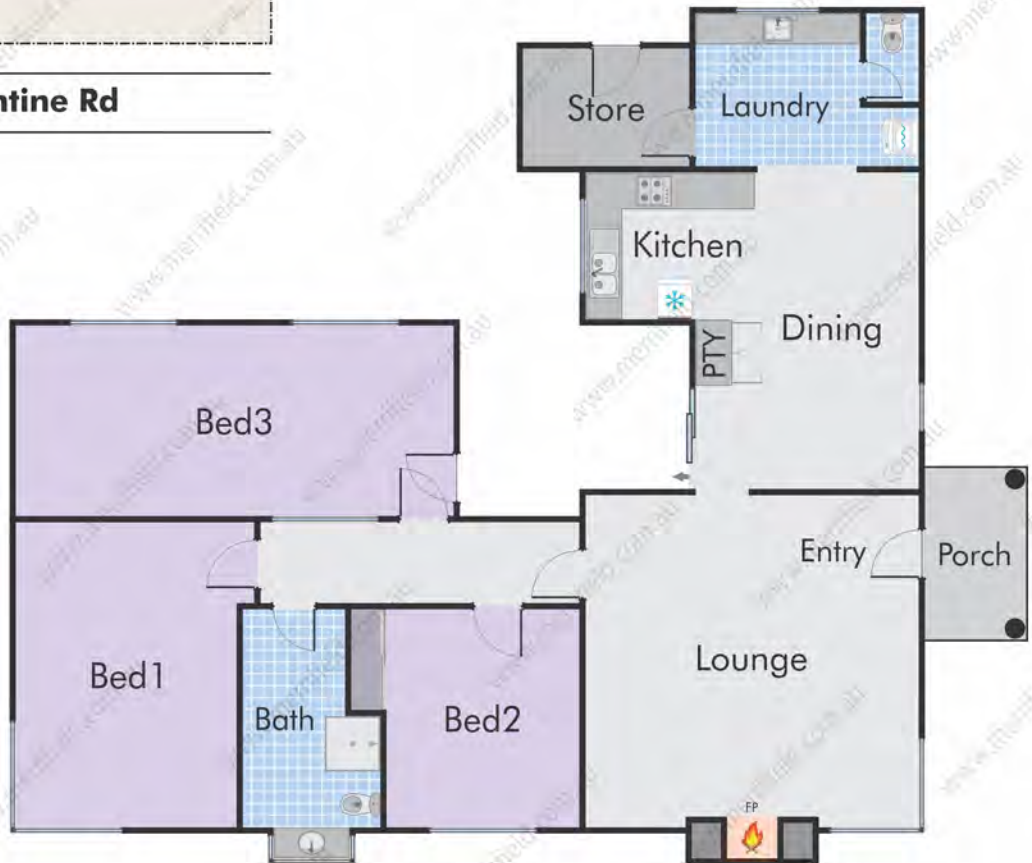
0 0.007 0.014 0.02 0.027 km

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3 1 1



Serpentine Rd

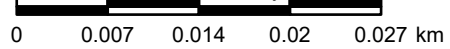


This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact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

184 Serpentine



Author: <https://25.10.2014.uspp.nalyte.wa.gov.au/?address=184%20Serpentine%20Road%2C%20MOUNT%20MELVILLE%206330&theme=hybrid> 1:564



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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1611 395

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 52 ON DIAGRAM 48017

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SUZANNE LOUISE CAMPBELL POPE OF 21 COMMERCIAL ROAD, SOUTH FREMANTLE
(T F009638) REGISTERED 12/10/1992

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1611 FOL 395.
2. F009639 MORTGAGE TO R&I BANK OF WESTERN AUSTRALIA LTD REGISTERED 12/10/1992.

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: 1611-395 (52/D48017)
PREVIOUS TITLE: 1408-941
PROPERTY STREET ADDRESS: 184 SERPENTINE RD, MOUNT MELVILLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

1329/82

Application C314319

WESTERN



AUSTRALIA



Volume 1408 Folio 941

1611 395

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 3rd March, 1982

Jamison
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Albany Suburban Lot 48 and being part of Lot 52 on Diagram 48017, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Graham Gavin McCaughey, Aircraft Refseller and Valerie May McCaughey, his wife, both of 184 Serpentine Road, Albany, as joint tenants.~~

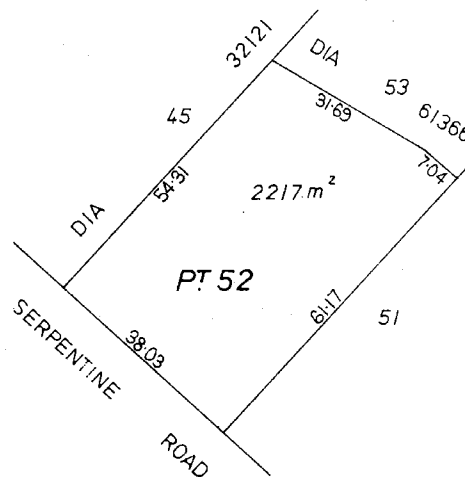
SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE A975456 to Bank of New South Wales Savings Bank Limited. Registered 14.7.75 at 11.41 o/e.~~

Discharged C334736 5.4.82 Dup Title not produced

Jamison
REGISTRAR OF TITLES

THIRD SCHEDULE



SCALE 1 : 1000
WS.

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.

72009/12/77-45M-S/2860

Superseded - Copy for Sketch Only

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

395

1611



Page 1 (of 2 pages)

FOL.

VOL.

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				
Marian Davidovic, of 9 Pioneer Road, Albany, Clerk. Suzanne Louise Campbell Pope of 21 Commercial Road, South Fremantle.	Transfer	C611569	1.9.83	9.04		<i>MA</i>
	Transfer	F9638	12.10.92	8.06		<i>SL</i>

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.










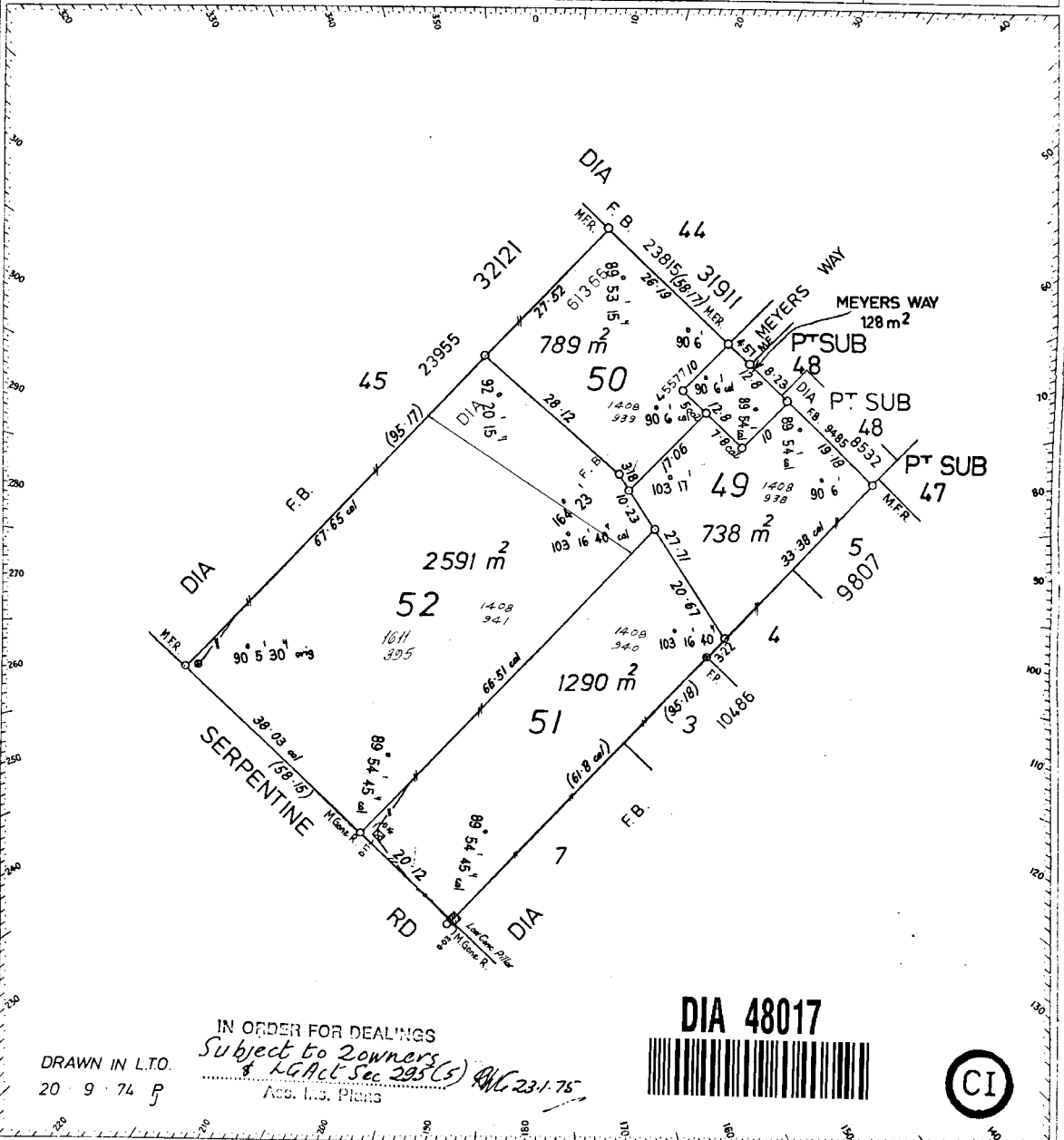
INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	to Standard Chartered Finance Limited.	14.7.82	12.51		<i>MA</i>	Discharged	C458507	24.11.82		<i>MA</i>
Mortgage	to Standard Chartered Finance Limited.	24.4.82	2.28		<i>MA</i>	Discharged	C611568	1.9.83		<i>MA</i>
Mortgage	to Australia and New Zealand Savings Bank Limited.	1.9.83	9.04		<i>MA</i>	Discharged	E981566	7.9.92		<i>MA</i>
Mortgage	to City Bond Co-Operative Credit Society Ltd.	28.9.84	12.15		<i>MA</i>	dup. title not prod.	not prod.			
Mortgage	to R&I Bank of Western Australia Ltd.	12.10.92	8.06		<i>MA</i>	Discharged	E849737	3.4.92		<i>MA</i>

Diagram 48017

Lot	Certificate of Title	Lot Status	Part Lot
49	1408/938	Registered	
51	1408/940	Registered	
52	1611/395	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
ALBANY	PT SUB LOT 48	35340	1:750	Vol. 1020 Fol. 986 1307 243 1408 937	AREA GREEN 5408m ² AREA BROWN 128m ² TOTAL 5536m ²



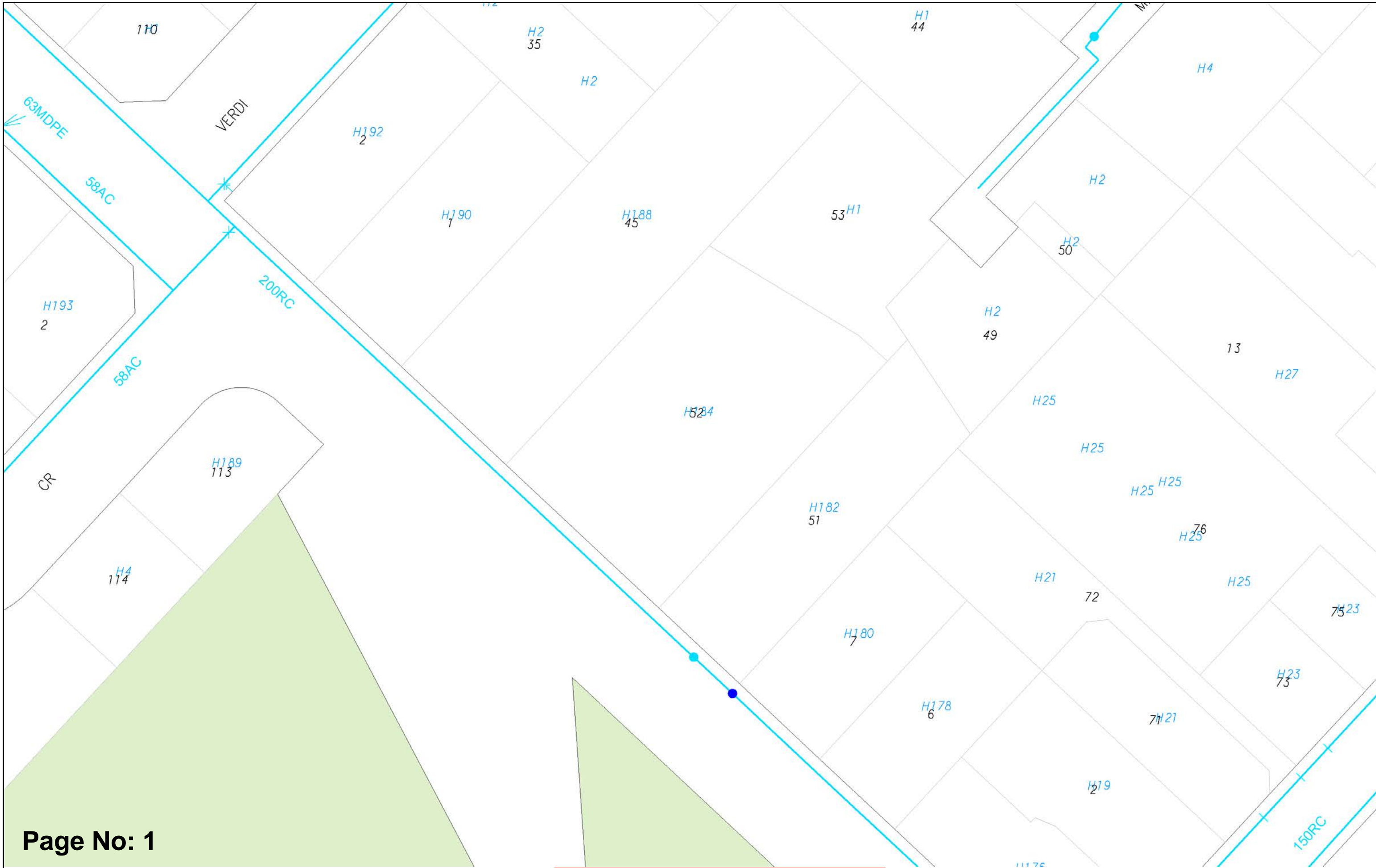
IN ORDER FOR DEALINGS
 Subject to Owners
 & LG Act Sec 295(5) RMC 23.1.75
 App. L.S. Plans

DIA 48017

DRAWN IN L.T.O.
 20-9-74 P

CI

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>Date <u>14.11.74</u></p> <p><i>[Signature]</i> Licensed Surveyor</p>		<p>29415</p> <p>10 DEC 1974</p> <p><i>[Signature]</i> Chairman</p> <p>Date <u>17.12.74</u></p>	
<p>Approved</p> <p>APPROVED Inspector of Plans and Surveys</p> <p>Examin'd <i>[Signature]</i> 14.7.75</p>	<p>On</p> <p>Plan _____ Diagram _____ Index Plan <u>3899-11</u> CORIMUP 2000/10-05</p>	<p>Registered</p> <p><u>814.00</u> <u>8141</u> <u>19.12.74</u></p>	<p>Diagram No.</p> <p>48017</p>



Page No: 1

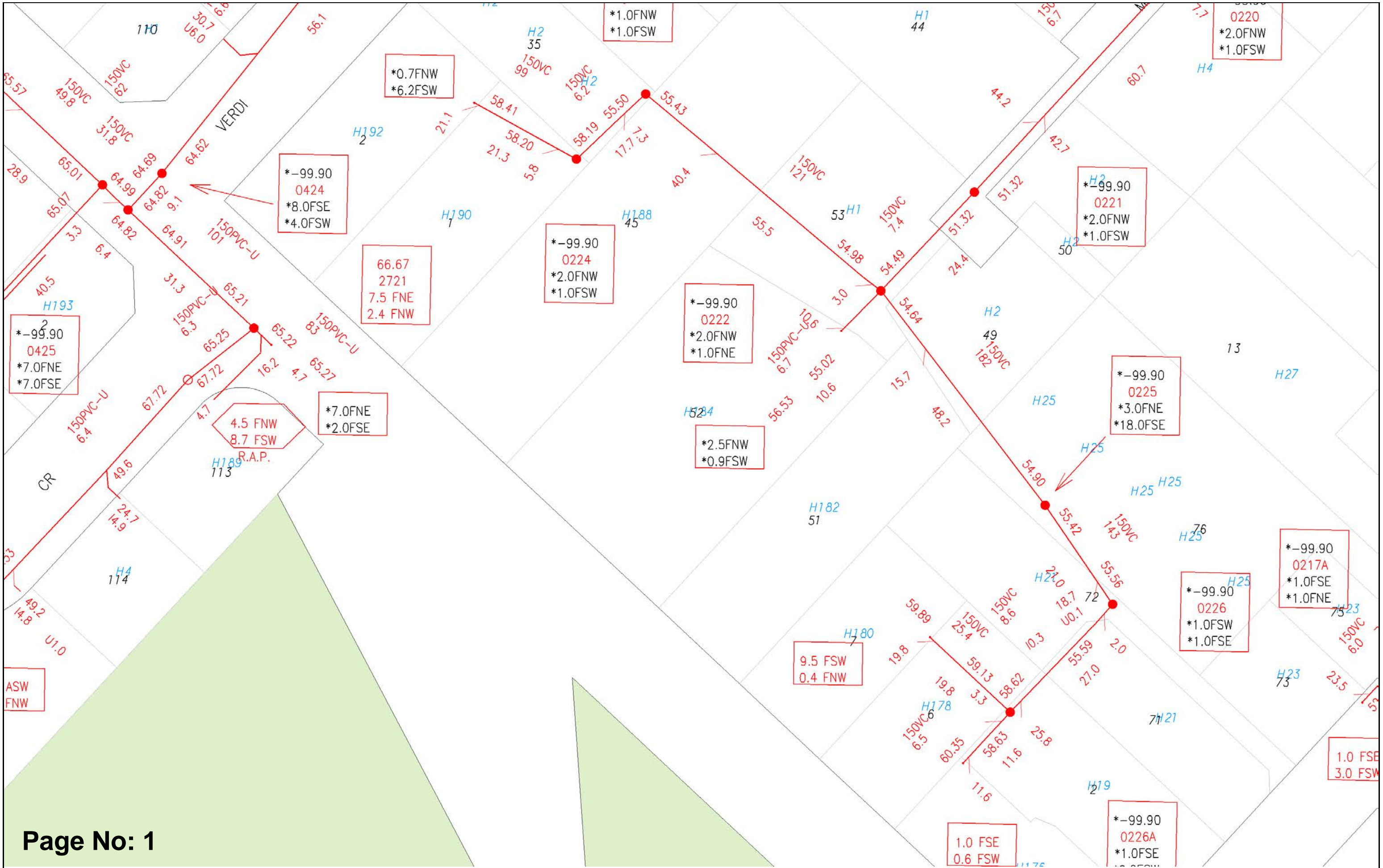


Scale: 1:750
 Job No.: 37899651
 Sequence No.: 246509939
 Print Date: 24 Oct 2024



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

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Page No: 1



Scale: 1:750
 Job No.: 37899651
 Sequence No.: 246509939
 Print Date: 24 Oct 2024



Sewer

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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>



100P-DOMS



100S FS

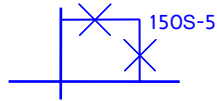
FIRE SERVICES

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.



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

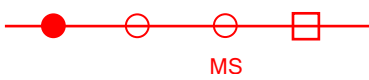
TR transformer rectifier



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.

26.24
V1234
7.0 ASE
2.0 FSW

4.01
0438
4.2 FE
1.0 FN

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

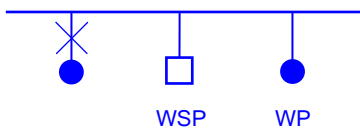
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



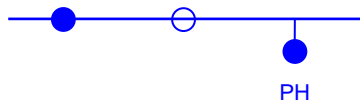
FLOWMETER

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)

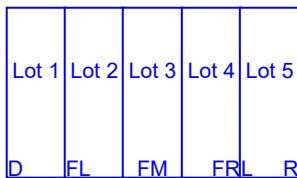
May be located adjacent to mains. Usually there will be some visible indication.



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.

SOUTH PERTH PS1



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.

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)

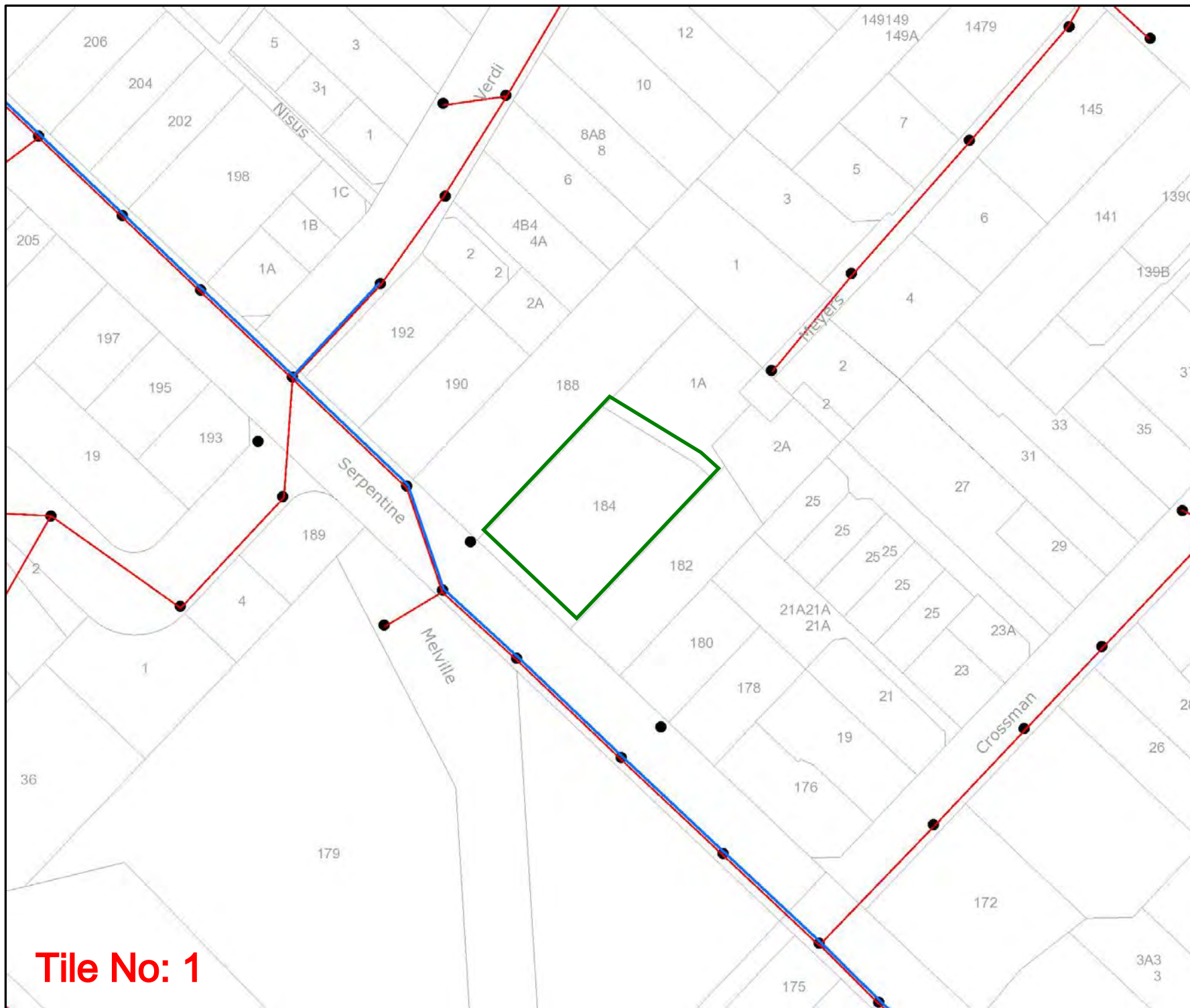
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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

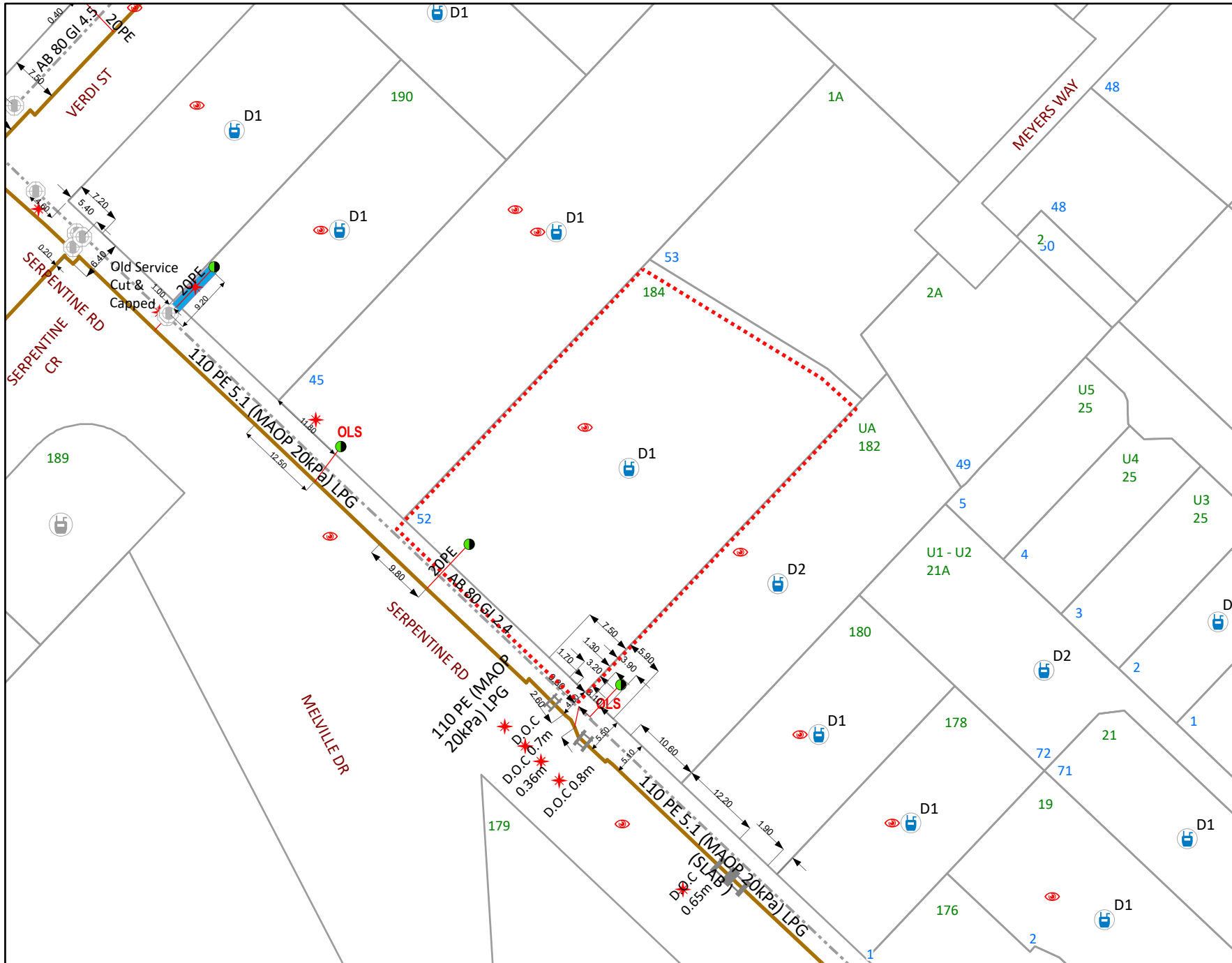
Information valid for 30 days from date of issue

A4 Scale : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- End of Main Building
- End of Main on Direction Peg
- Gas Service
- Not Connected
- Obstacle
- Offline Service
- See Details
- Side Elevation
- Sign
- Pre Laid Service
- Pre Laid Service Stairs
- Pre Laid Service Tee

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
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

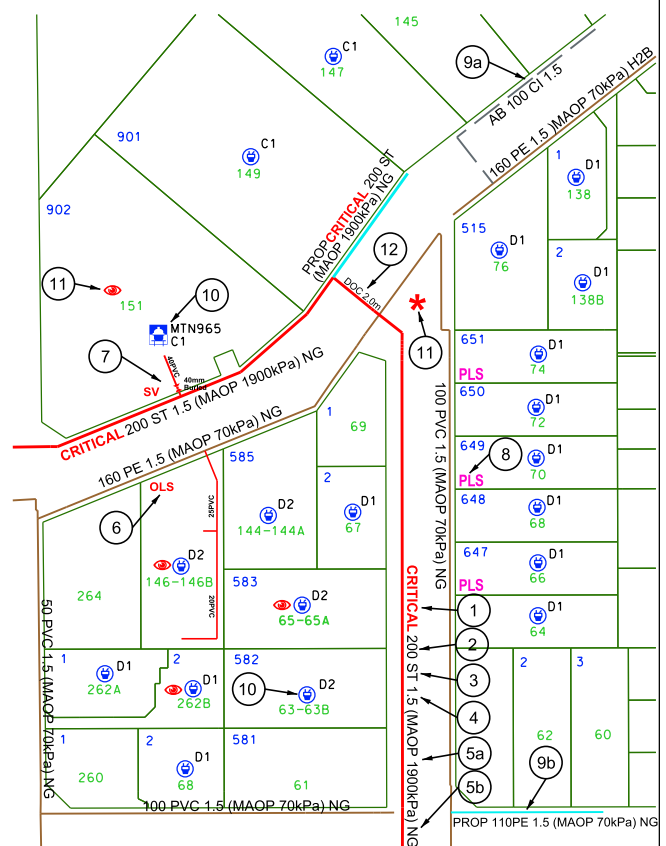
- Test Point
- Anode
- Rectifier

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 | |
| Gas Service | Asset end on Main | Pressure Upgrade | |
| Sign | Asset ends on Direction Peg | | |
| Offline Service | | | |

Asset Identification Legend






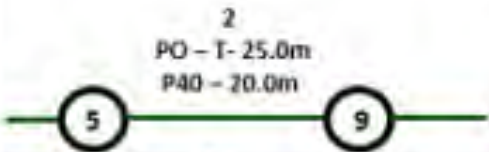
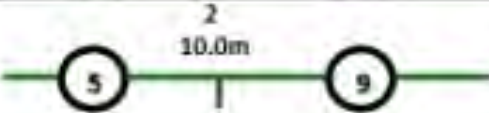





1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) 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.

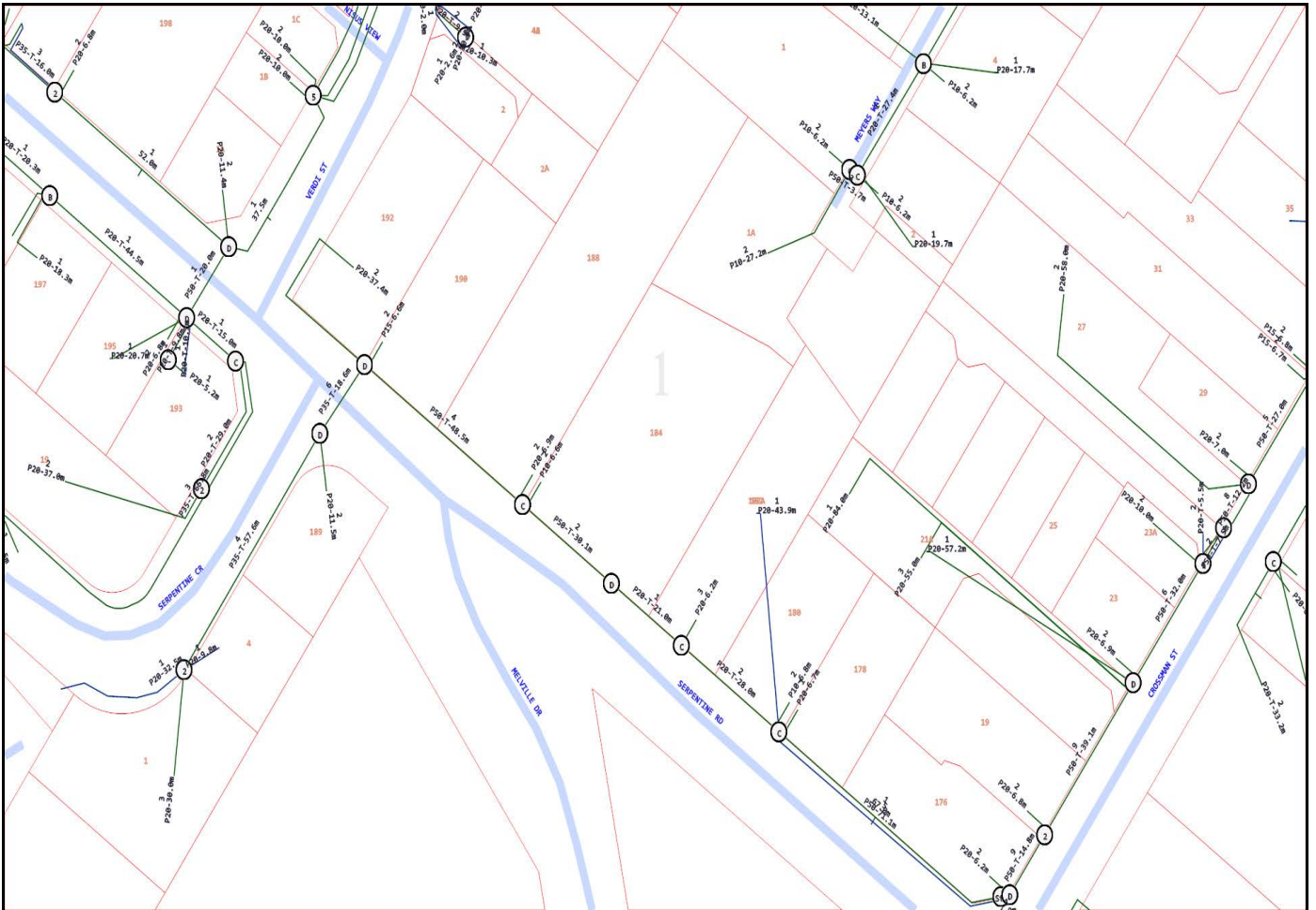




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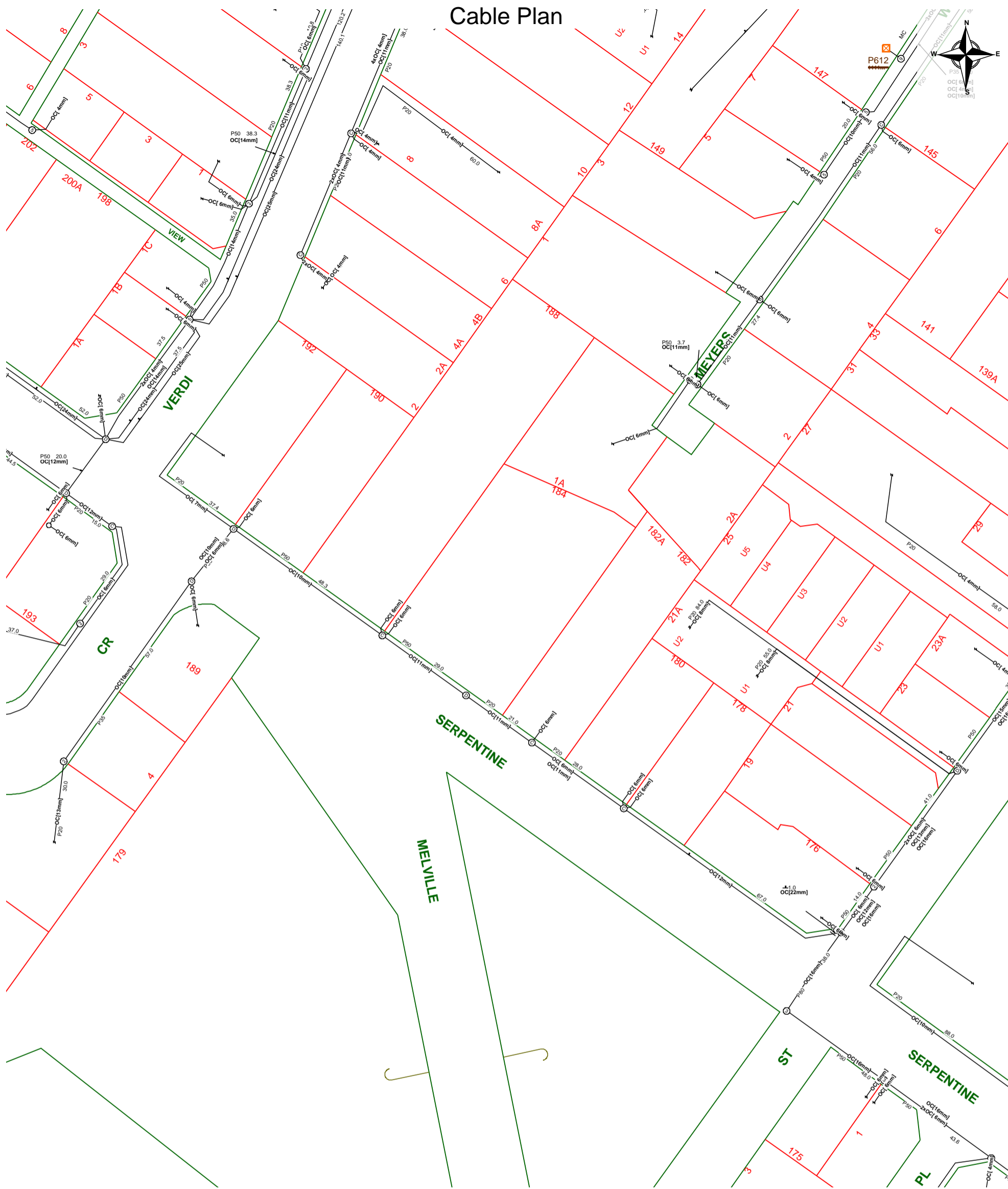
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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 INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (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 **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

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: 246509938

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

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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.

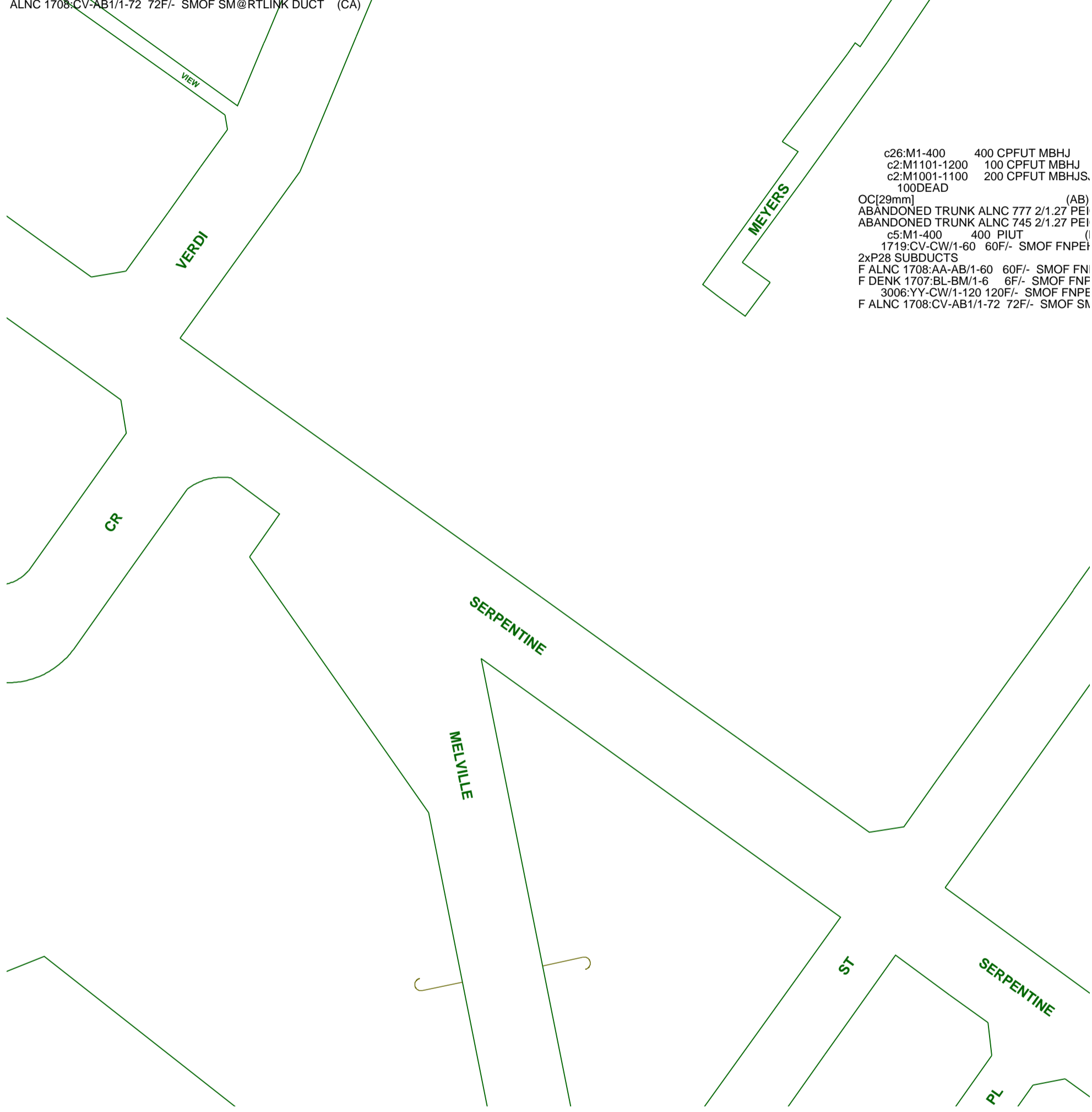
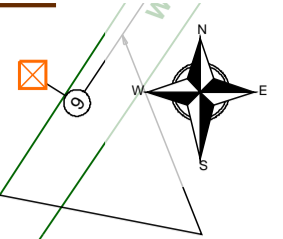
Mains Cable Plan

xP32 SUBDUCTS (AA)
 IC TELD07625 001 03/2033 (AA1)
 c26:M1-300 400 CPFUT MBHJ (AB)
 100DEAD
 c8:M901-1200 300 PIUT (AB)
 3006:YY-CW/1-120 120F/- SMOF FNPEHJ/STD (AB)
 c5:M1-400 400 PIUT (BA)
 1719:CV-CW/1-60 60F/- SMOF FNPEHJ/STD (BA)
 BANDONED TRUNK ALNC 777 2/1.27 PEIQC PJ (BA)
 xP28 SUBDUCTS (BA)
 DENK 1707:BL-BM/1-6 6F/- SMOF FNPEHJ <- (BA2)
 ALNC 1708:AA-AB/1-60 60F/- SMOF FNPEHJ/STD (BA1)
 BANDONED TRUNK ALNC 745 2/1.27 PEIQC PJ (BB)
 ALNC 1708:CV-AB1/1-72 72F/- SMOF SM@RTLINK DUCT (CA)

c2:M1001-1100 200 CPFUT MBHJSJ <- (AA)
 100DEAD
 P19:O601-800 200 CPFUT PE <- (AA)
 P19:O401-600 200 CPFUT PE <- (AA)
 3xOC (AA)

P19:O401-800
 1111m
 DA612

ⓐ P100



c26:M1-400 400 CPFUT MBHJ
 c2:M1101-1200 100 CPFUT MBHJ
 c2:M1001-1100 200 CPFUT MBHJS.
 100DEAD
 OC[29mm] (AB)
 ABANDONED TRUNK ALNC 777 2/1.27 PEI
 ABANDONED TRUNK ALNC 745 2/1.27 PEI
 c5:M1-400 400 PIUT (I
 1719:CV-CW/1-60 60F/- SMOF FNPEH
 2xP28 SUBDUCTS
 F ALNC 1708:AA-AB/1-60 60F/- SMOF FN
 F DENK 1707:BL-BM/1-6 6F/- SMOF FNF
 3006:YY-CW/1-120 120F/- SMOF FNPE
 F ALNC 1708:CV-AB1/1-72 72F/- SMOF SM



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: 246509938

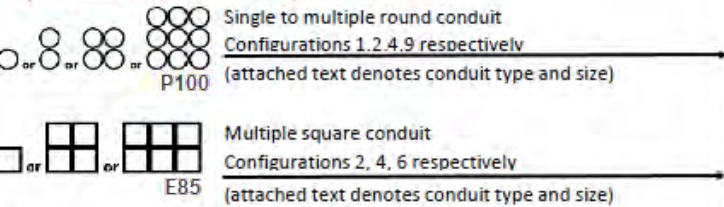
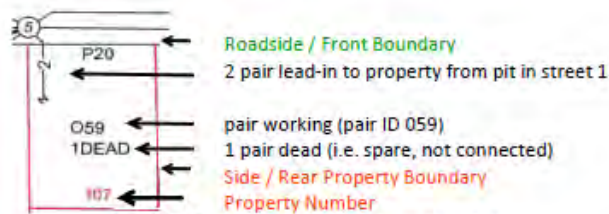
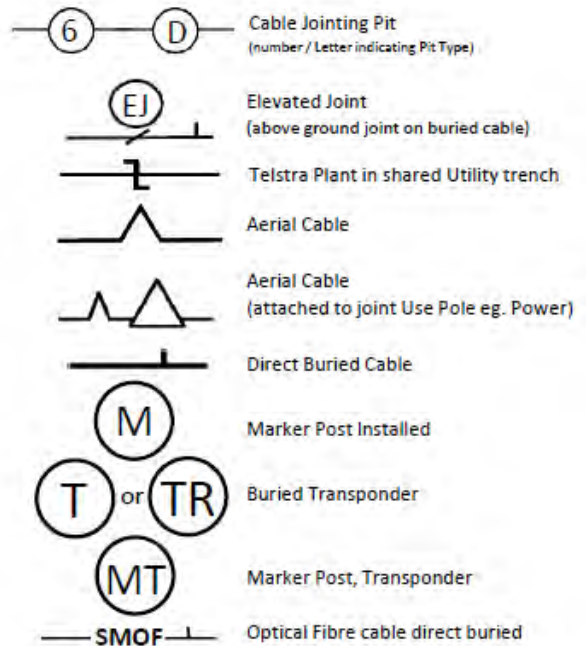
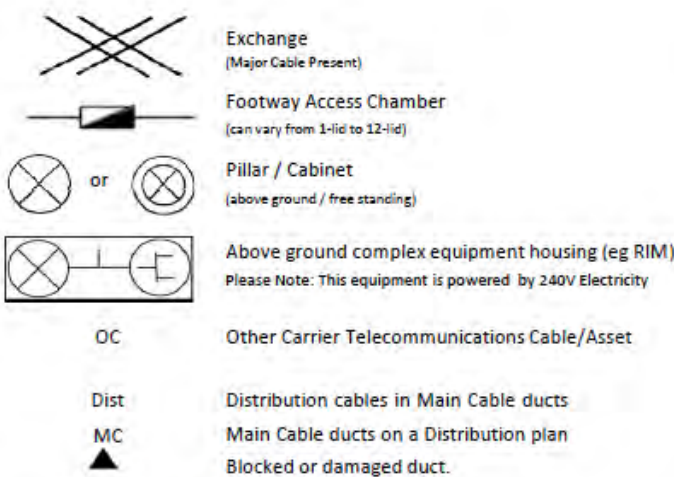
Please read Duty of Care prior to any excavating

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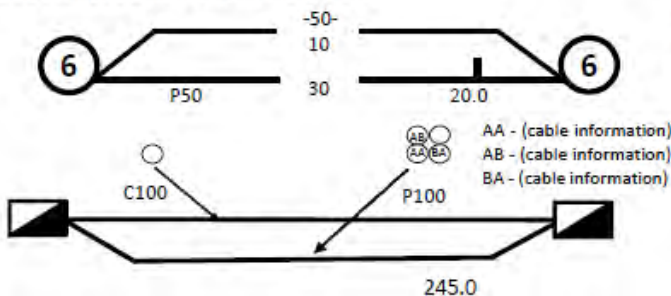
LEGEND



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](#)

31/10/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 184 SERPENTINE ROAD, MOUNT MELVILLE

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 - \$520.00 per week** in the current rental market.

Given the extensive gardens at this property, we would recommend either having these included in the weekly rent to ensure they are kept to the current standard or acknowledging that Tenants may not be able to maintain the gardens to their original condition.

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:

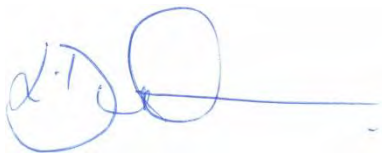
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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, appearing to read '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.