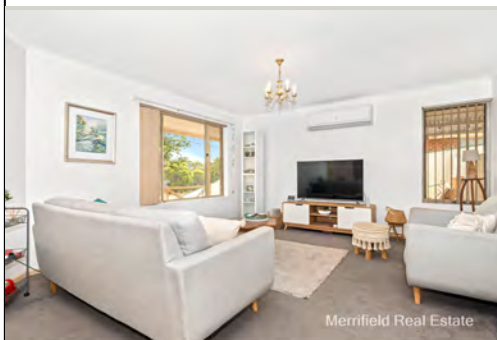


FOR SALE



Offers Above \$435,000






24 PREMIER CIRCLE, SPENCER PARK



Comfy and central to all amenities

- Light and inviting brick and tile home, 638sqm lot
- Elevated site, lovely outlook over bush to rural land
- Open lounge/dining area with wood fire, air conditioning
- Covered patio in private back yard, carport, garden shed
- Close to schools, shops, medical facilities, town

Merrifield
REAL ESTATE

 **3**  **1**  **1**  **638 m2**  **115 m2**

Tommie Watts

0476 514 921

0898414022

tommie@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

24 PREMIER CIRCLE, SPENCER PARK



Specification

Asking Price	Offers Above \$435,000	Land Size	638.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	R25
Parking	1	School Zone	Spencer Park P.S & A.S.H.S
Sheds	1	Sewer	Connected
HWS	Unspecified	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$2,195.79	Building Construction	Brick & Tile
Water Rates	\$1,525.99	Insulation	Not Specified
Strata Levies	N/A	Built/Builder	1993
Weekly Rent		BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



Boundaries are Approximate

Merrifield Real Estate



Created: 29 January 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1932

992

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 25 ON DIAGRAM 82511

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CATHERINE ELIZABETH TASSICKER OF 24 PREMIER CIRCLE, ALBANY

(T H665206) REGISTERED 9/2/2001

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: 1932-992 (25/D82511)
PREVIOUS TITLE: 1730-367
PROPERTY STREET ADDRESS: 24 PREMIER CIR, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application E905941
Volume 1730 Folio 367

WESTERN



AUSTRALIA

REGISTER BOOK
VOL.

FOL.

CT 1932

992



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 12th June, 1992

D. Mulcahy

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 42 and being Lot 25 on Diagram 82511, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

G & J Kelly Pty. Ltd. of Lot 24 Marion Road, Maddington.

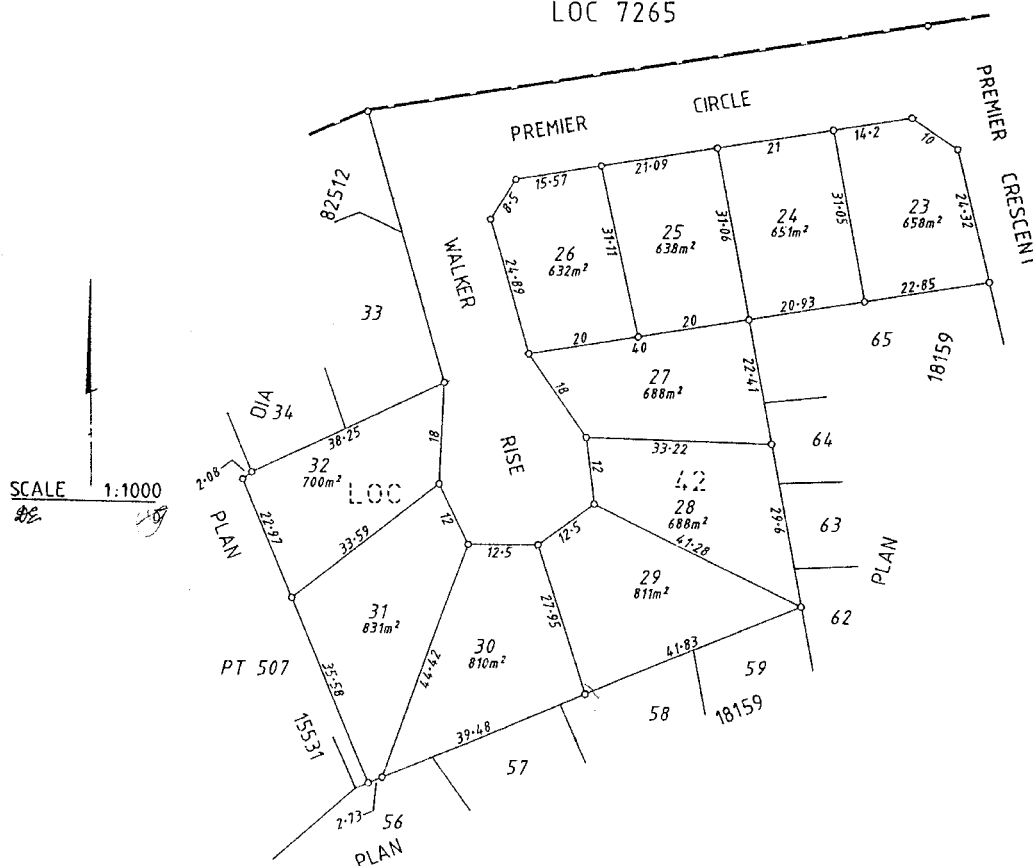


SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE

A32935
LOC 7265



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

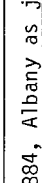
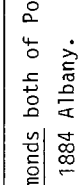
Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1932 992
VOL. FOL.

FIRST SCHEDULE (continued)

















NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
<p>Lee Leslie Collins and Melissa Joy Symonds both of Post Office Box 1884, Albany as joint tenants</p> <p><u>Melissa Joy Symonds</u> of Post Office Box 1884 Albany.</p> <p><u>The correct name of the proprietor is Melissa Joy McCracken.</u></p> <p><u>Christopher John Hands</u> and <u>Barbara Ann Hands</u> both of RMB 9631B Millbrook Road, King River, Albany.</p> <p><u>Catherine Elizabeth Tassicker</u> of 24 Premier Circle, Albany.</p>	Transfer	E926110	3.7.92	8.14		
	Transfer	F267562	3.8.93	8.47		
	Application	G740889	18.3.98	8.50		
	Transfer	G884395	25.8.98	8.51		
	Transfer	H665206	9.2.01	12.20		

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

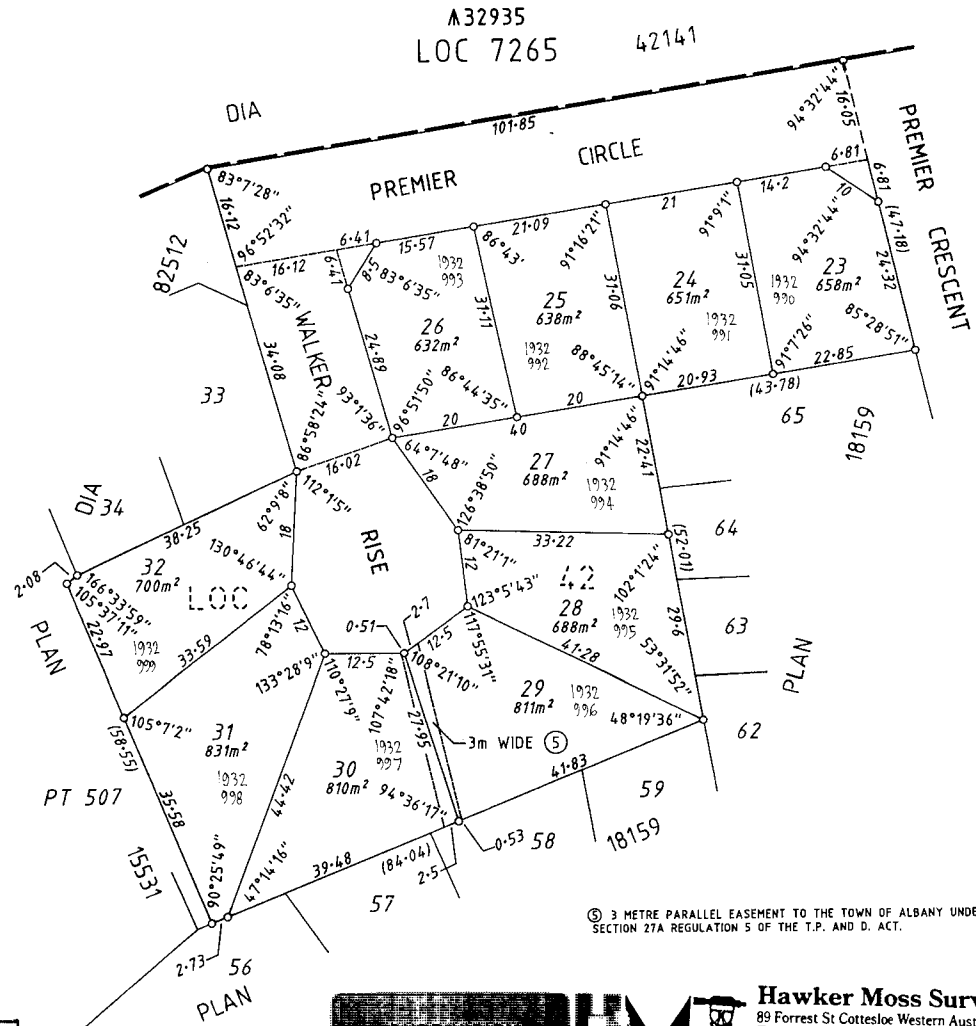
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
NATURE	NUMBER										
Mortgage	E926111	to <u>R&I Bank of Western Australia Ltd</u>	3.7.92	8.14			Discharged	F267561	3.8.93		
Mortgage	F267563	to <u>National Australia Bank Ltd.</u>	3.8.93	8.47			Discharged	G740888	18.3.98		
Mortgage	G740890	to <u>Commonwealth Bank of Australia.</u>	18.3.98	8.50			Discharged	G884394	25.8.98		
Mortgage	G884396	to <u>Westpac Banking Corporation.</u>	25.8.98	8.51			Discharged	H665207	9.2.01		

CERTIFICATE OF TITLE VOL. 1932 FOL. 992

Diagram 82511

Lot	Certificate of Title	Lot Status	Part Lot
23	1932/990	Registered	
24	1932/991	Registered	
25	1932/992	Registered	
26	1932/993	Registered	
27	1932/994	Registered	
28	1932/995	Registered	
29	1932/996	Registered	
30	1932/997	Registered	
31	1932/998	Registered	
32	1932/999	Registered	

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	DIA 82511
PT LOT 507 OF PLANTAGENET LOCATION 42	PLAN 15531 DIAGRAM INDEX BK 26 2000 12-07 PUBLIC	VOLUME 1730 FOLIO 367	60812 62350	TOTAL AREA 1.0021 ha



© 3 METRE PARALLEL EASEMENT TO THE TOWN OF ALBANY UNDER SECTION 27A REGULATION 5 OF THE T.P. AND D. ACT.

LOCAL GOVERNMENT ACT

ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.



Hawker Moss Surveyors

89 Forrest St Cottesloe Western Australia 6011
Telephone: 384 2711 Facsimile: 383 4168
47 Brookman St Kalgoorlie Western Australia 6430
Telephone: (080) 912 049 Facsimile: (090) 211 236

SURVEYOR'S CERTIFICATE

REG 54: I hereby certify that:

- this plan of survey is a correct and accurate representation of the survey carried out by me personally/ under my own personal supervision, inspection and field check, and recorded in field books lodged for the purposes of this plan of survey;
- the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
- this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged.

REG 55D: I, ANTHONY. WILLIAM. KERR, hereby certify that:

- this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally/ under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;
- the measurements are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
- this plan of survey conforms with the relevant law in relation to which it is lodged.

Licensed Surveyor

Date

Anthony Kerr

9-4-92

APPROVED BY STATE PLANNING COMMISSION

FILE 82658

FOR CHAIRMAN

DATE 10-6-92

FOR CHAIRMAN

82658

LODGED

DATE 15-4-92

FEE PAID \$575

ASSESSMENT NO 9155

EXAMINED b.f. Buntins 13.5.92

P.D. LAW FORD

DOCKET

DIAGRAM 82086

CERTIFIED CORRECT b.f. Buntins 13.5.92

F.S.C. No. 070-1992



SCALE 1 : 750

ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS

SUBJECT TO

SEC. 295(5) OF LOCAL GOVT ACT &

SEC. 27A OF T.P. & D. ACT.

b.f. Buntins 11.6.92

FOR INSPECTOR OF PLANS & SURVEYS DATE

APPROVED 12-6-92

DATE

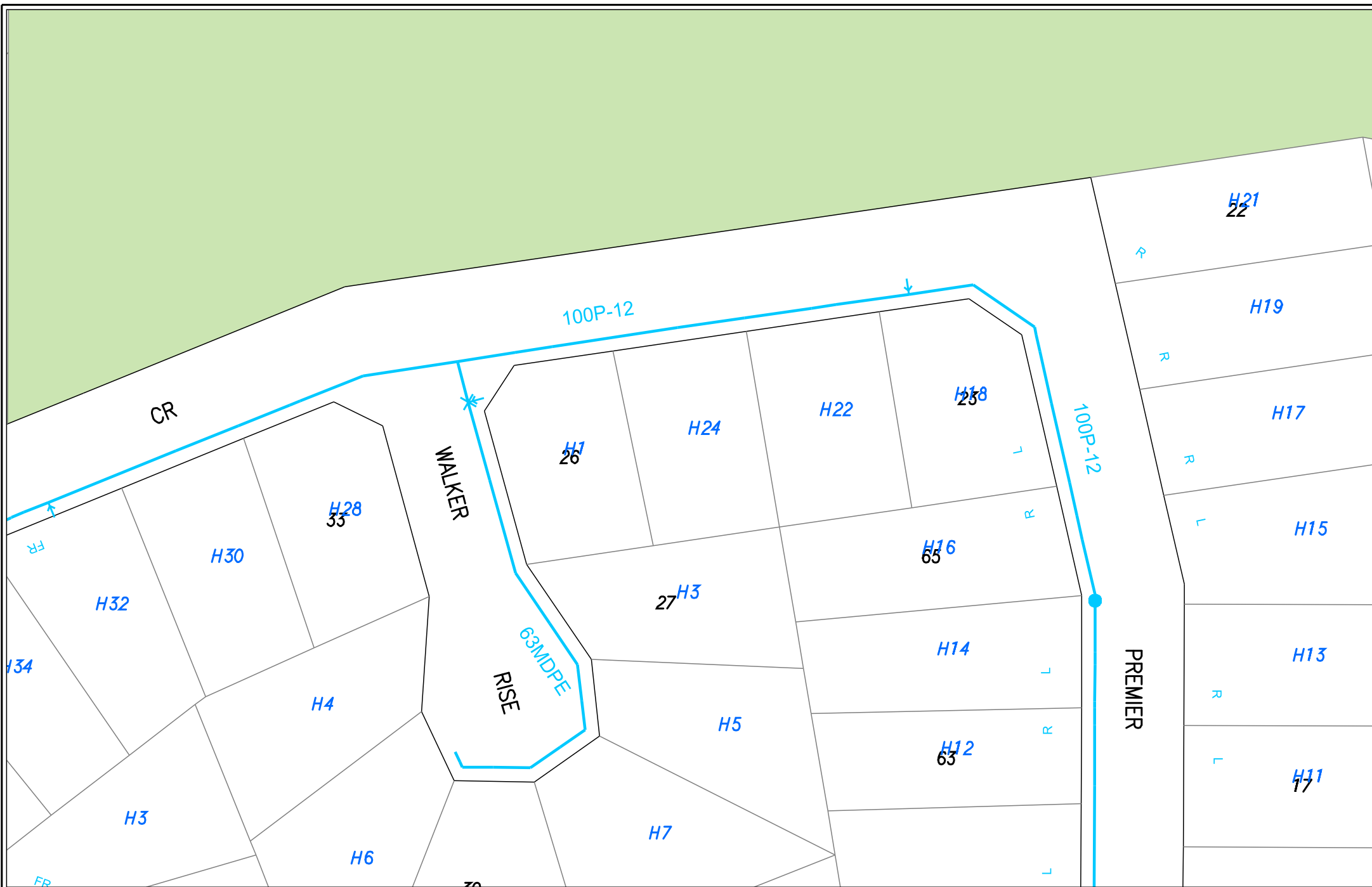
APPROVED

INSPECTOR OF PLANS & SURVEYS

OFFICE OF TITLES

DIAGRAM

82511



Scale: 1:750 Centre Point: 117.902°, -34.999°

Sequence No: 234531704

Print Date: 24/01/2024 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.



Plan Legend (summary)



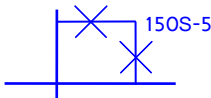
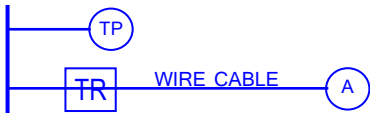





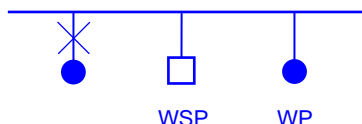
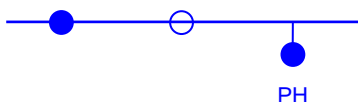
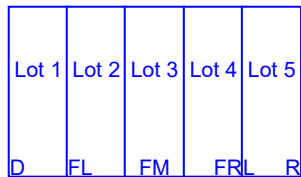


INFORMATION BROCHURE

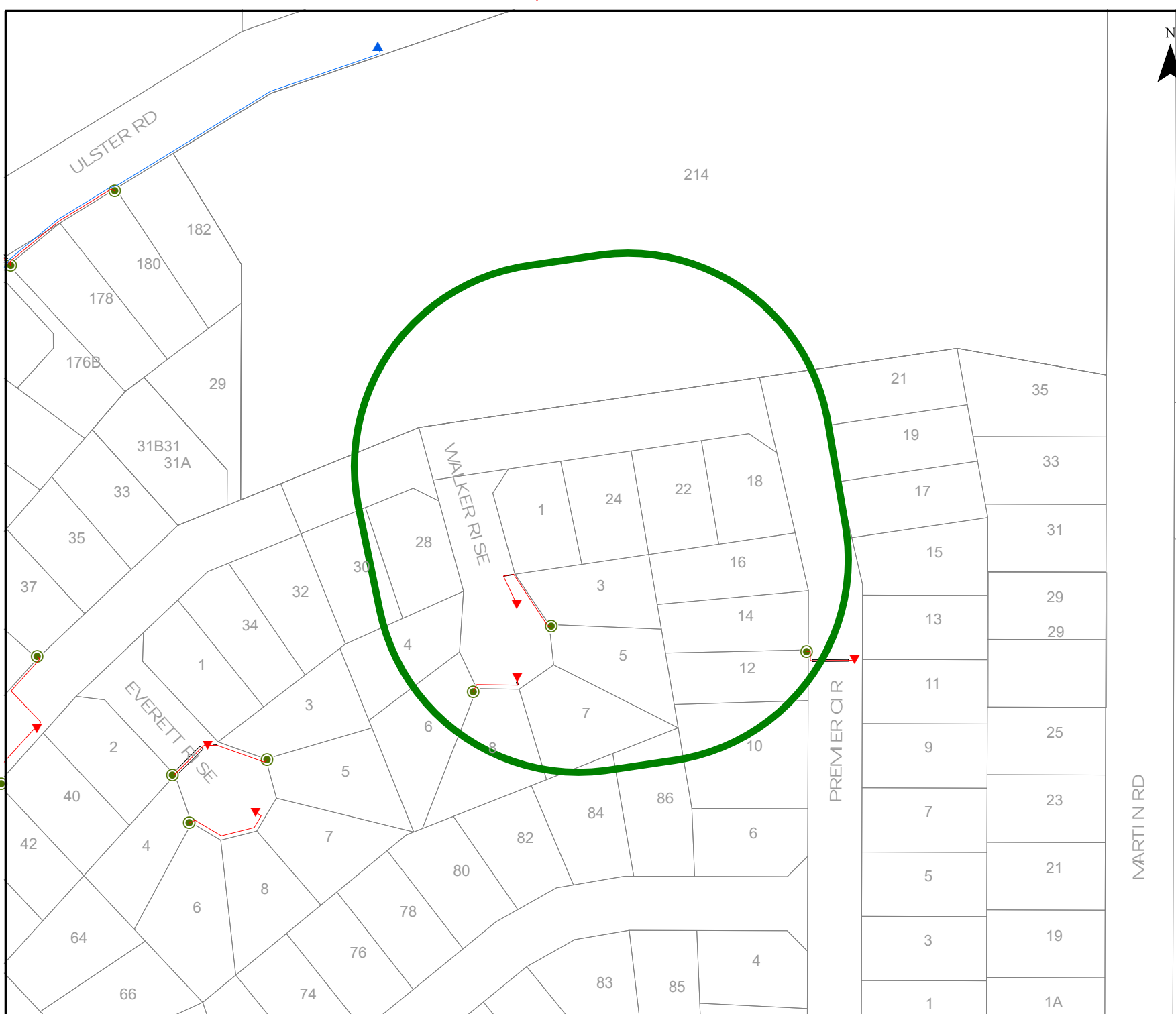


This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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>

 	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.	
	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 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.	
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.	
	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.



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
Pillar	HV Termination
Transformer site	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)

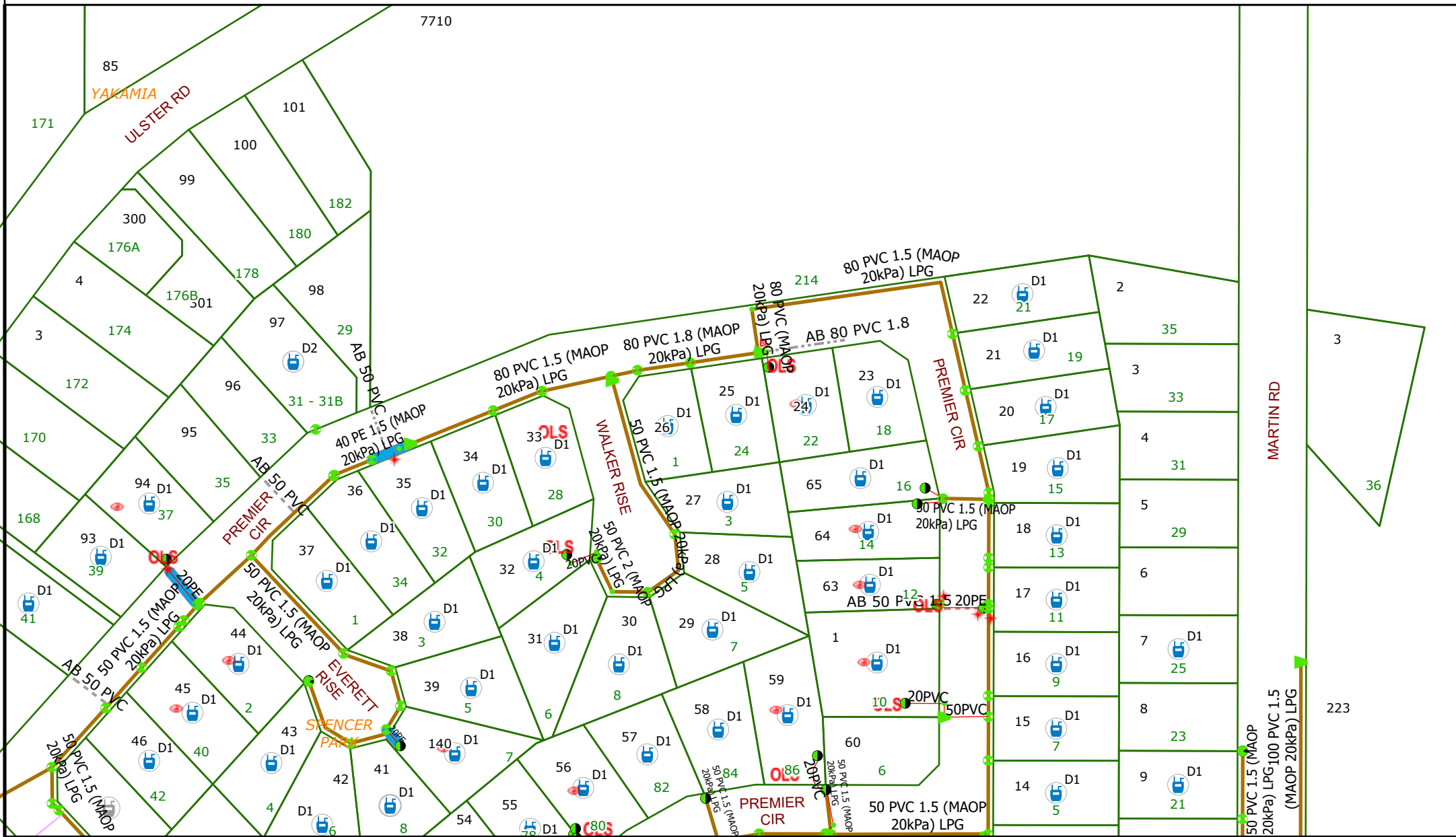
**This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.**

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

Information valid for 30 days from date of issue

A4	Scale : 1:1500
----	----------------

WARNING! Look out for overhead power lines



Sequence No: 234531708

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 35873984

Date: 24/01/2024

Location: 24 Premier Cir, Spencer Park 6330








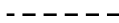

Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** 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.

© Western Australian Land Information Authority trading as Landgate
Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate




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 NETWORK

-  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



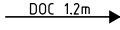
-  Test Point
-  Anode
-  Rectifier

FEATURES






FEATURE POINTS

-  Side Elevation
-  Obstacle
-  See Details
-  Not Connected
-  Gas Service
-  Sign
-  Offline Service
-  Linked Document
-  Pre-Laid Service
-  Pre-Laid Service Stairs
-  Pre-Laid Service Tee
-  Asset end on Building / Property Line
-  Asset ends on Direction Peg

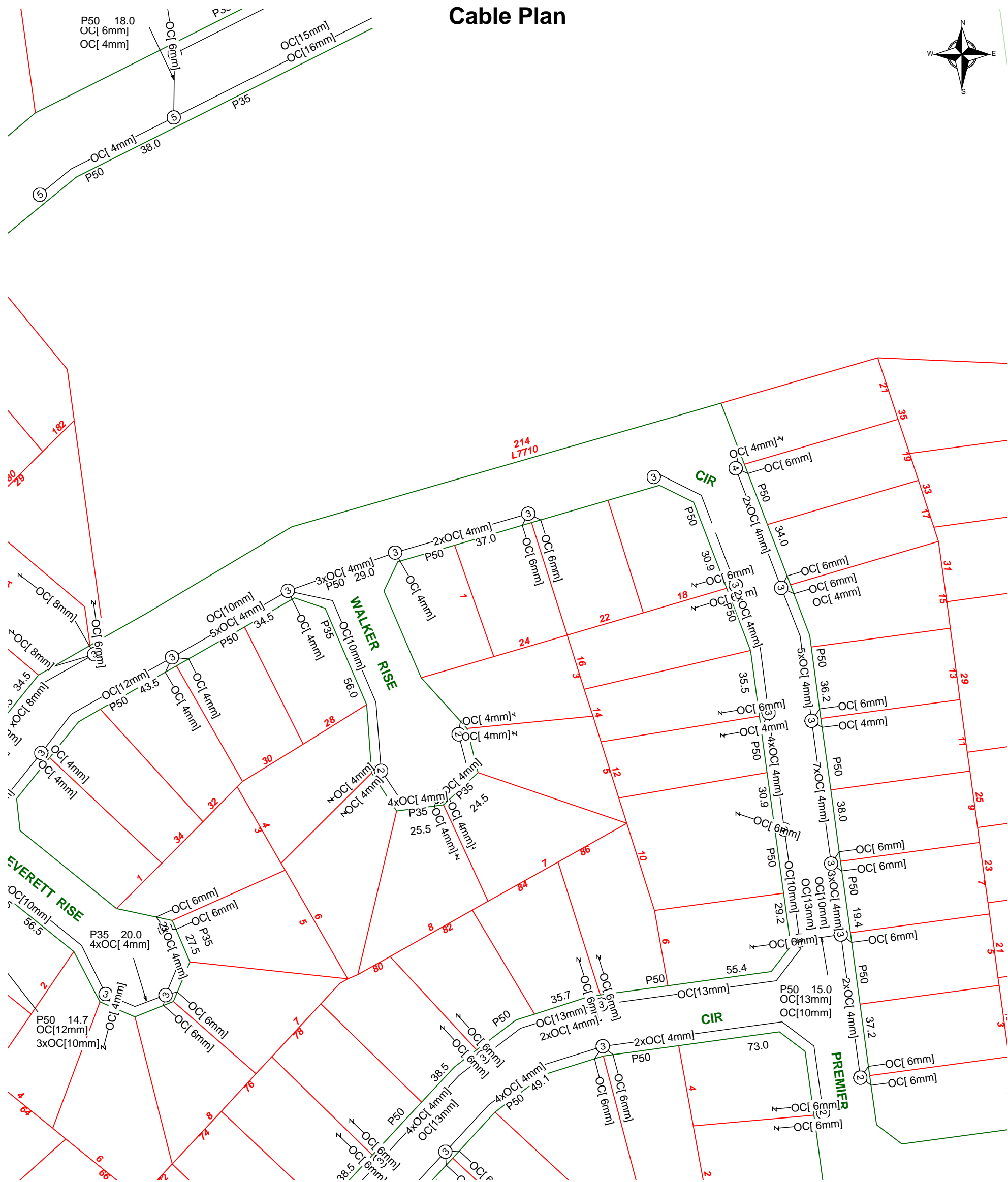
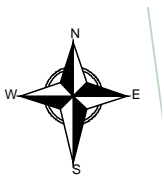
FEATURE LINES

-  Reference Line
-  Gas Pit
-  Arrow Pointer

FEATURE POLYGONS

-  Proving Location
-  Pressure Upgrade
-  Not Gassed
-  Suburb
-  Local Government

Cable Plan





OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
(Windows)



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

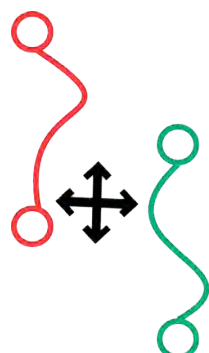
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

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

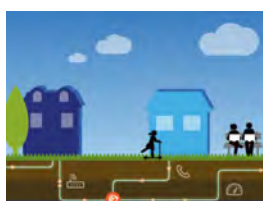


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

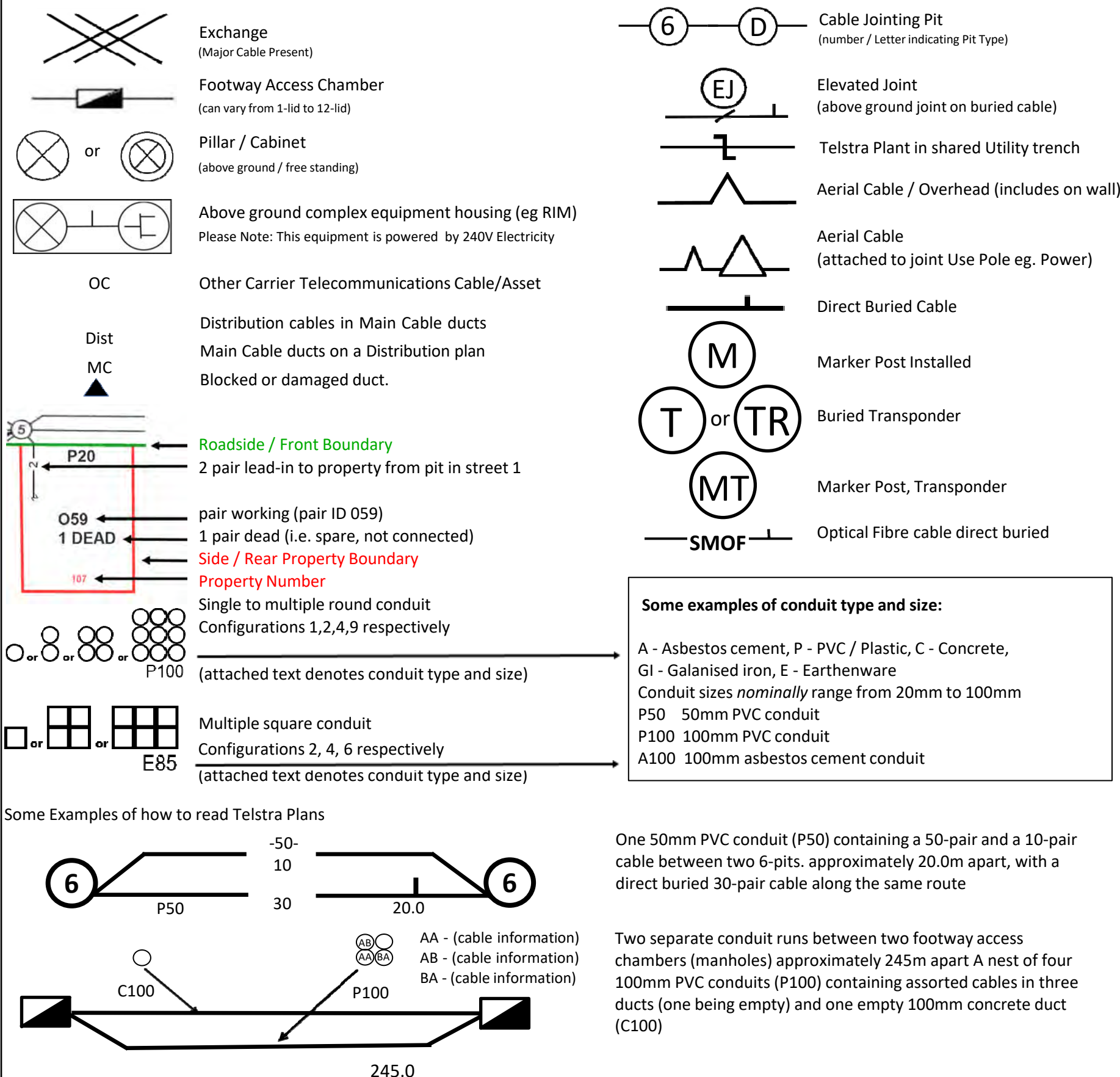
Information for new developments (developers, builders, homeowners)

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

LEGEND




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

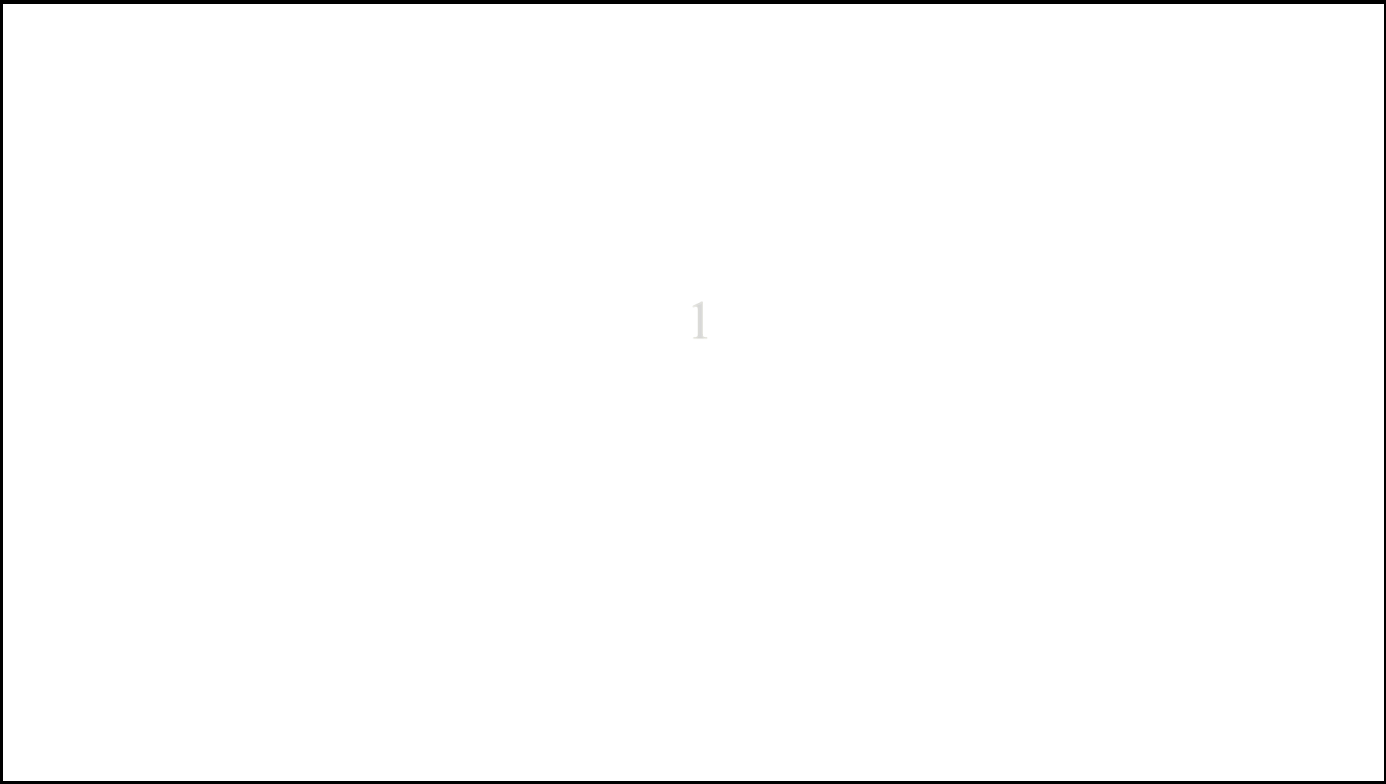


WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

To: Shalea Wray
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

Dial before you dig Job #:	35873984	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	234531703	
Issue Date:	24/01/2024	
Location:	24 Premier Cir , Spencer Park , WA , 6330	

Indicative Plans





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
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>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.</p>
<p>2 10.0m</p>	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"
<p>Scale</p>	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



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.