

FOR SALE



\$1,100,000

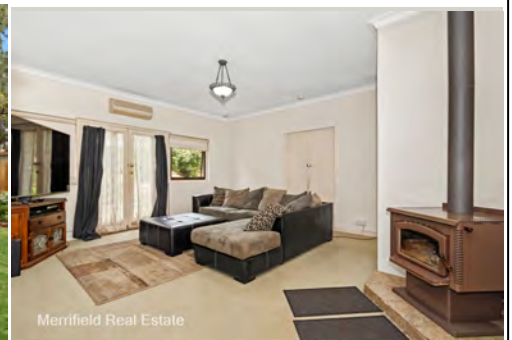
166 HARVEY ROAD, WARRENUP



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

MAKE FARMING YOUR NEW HOBBY

- Substantial hobby farm, 12 minutes from town
- Double brick home, generous lounge with fire & air-con
- Beautiful garden setting, fabulous outlook over the land
- Shed/garage & tack room, double high-clearance boat port
- Lush paddock for horses, sheep; chook run, ample water

4 2 3 5.04 ha



Lee Stonell

0409 684 653

0898414022

lee@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330**

166 HARVEY ROAD, WARRENUP



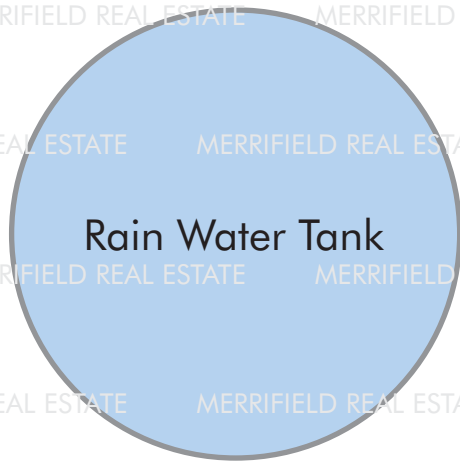
Specification

Asking Price	\$1,100,000	Land Size	5.04 ha
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	General Agriculture
Parking	3	School Zone	Yakamia P.S & N.A.S.H.S
Sheds	Yes	Sewer	Septic
HWS	Instant Gas	Water	Approx 45,000L Rainwater tank + bore for irrigation
Solar	N/A	Internet Connection	Available
Council Rates	\$1,828.00	Building Construction	Brick & Colorbond
Water Rates	N/A	Insulation	Present
Strata Levies	N/A	Built/Builder	1961

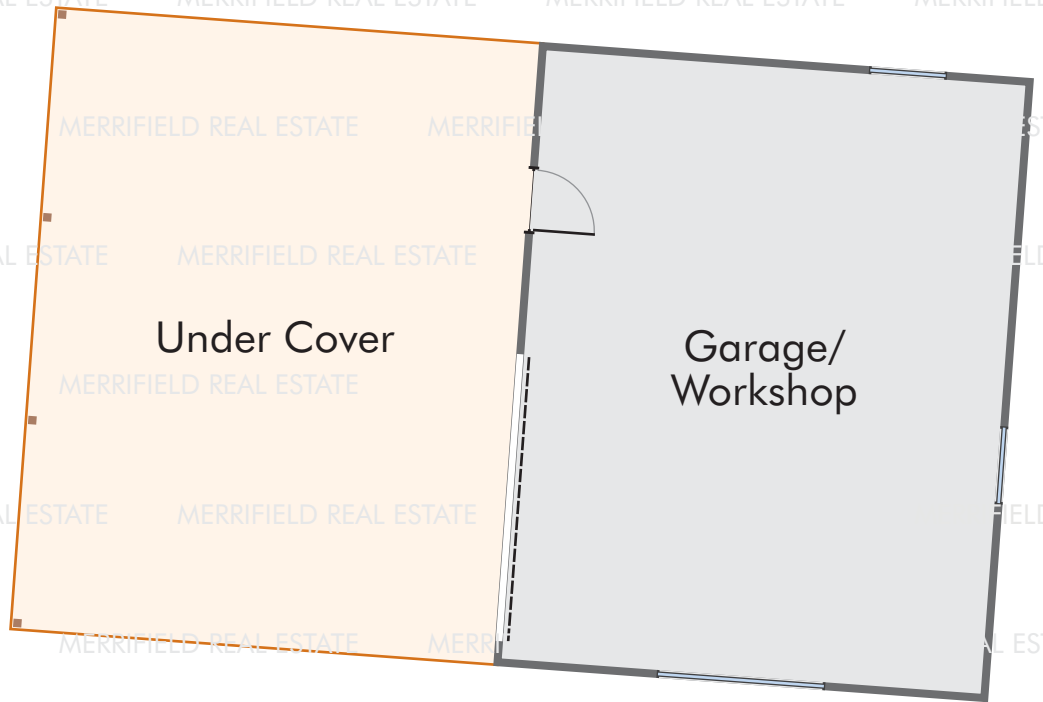
-- Map Viewer Plus --



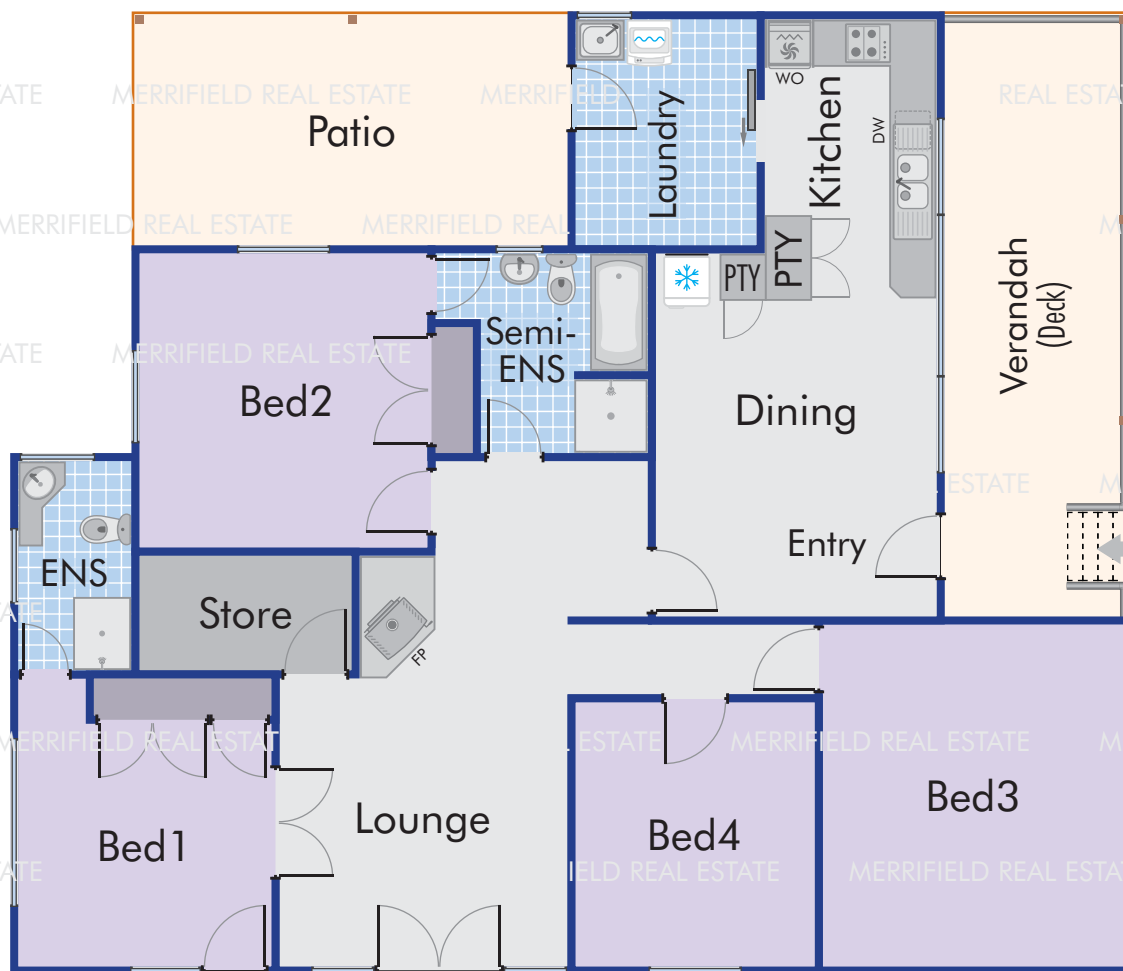
4 | 2 | 3



(Not at Actual Position)



(Not at Actual Position)



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.



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1676 461

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 5 ON DIAGRAM 67007

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRENDAN JAMES TAYLOR
KYN LEANNE TAYLOR
BOTH OF 5 ANDERSON PLACE, MIRA MAR
AS JOINT TENANTS

(T K292106) REGISTERED 2/8/2007

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

1. K292107 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 2/8/2007.

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: 1676-461 (5/D67007)
PREVIOUS TITLE: 1650-879
PROPERTY STREET ADDRESS: 166 HARVEY RD, WARRENUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Application C870108

WESTERN



AUSTRALIA



Volume 1650 Folio 879

1676 461

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.

Page 1 (of 2 pages) 1676 461
VOL. FOL.

Dated 4th October, 1984

N. J. Smyth
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 5494 and being Lot 5 on Diagram 67007, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

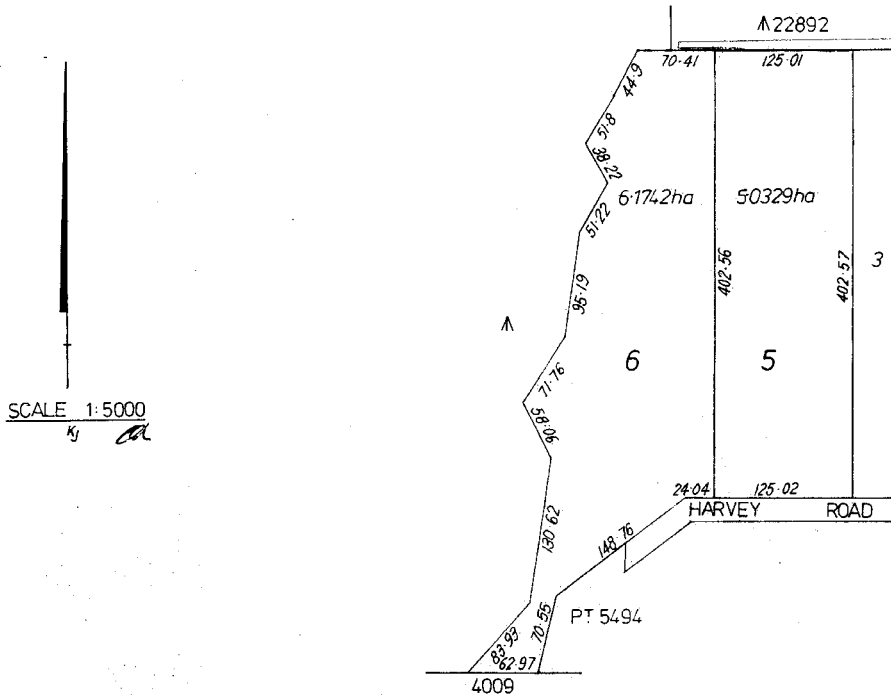
~~William Frank Farr of 6 Stanley Street, Albany, Farmer.~~

SECOND SCHEDULE (continued overleaf)

1. ~~MORTGAGE G631063 to National Commercial Banking Corporation of Australia Ltd~~
~~Registered 6.10.83 at 9.37 o/e.~~ Discharged D6134 23.4.85

N. J. Smyth
REGISTRAR OF TITLES

THIRD SCHEDULE



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.

Superseded - Copy for Sketch Only

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

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.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
Malcolm Henry James-Wallace, Fitter and Frances Anne James-Wallace, his wife, both of 71 Boronia Avenue, Albany, as joint tenants. Karl Heinz and Beverley Sue Luscombe both of 54 Meananger Crescent Albany as joint tenants. The correct name of the second proprietor is <u>Beverley Sue Heinz</u> and the address of both proprietors is <u>Lot 5 Harvey Road, Albany.</u>	Transfer	D6135	23.4.85	12.35		
	Transfer	E256486	13.12.89	15.46		
	Application	G384744	31.1.97	8.18		

SECOND SCHEDULE (continued)

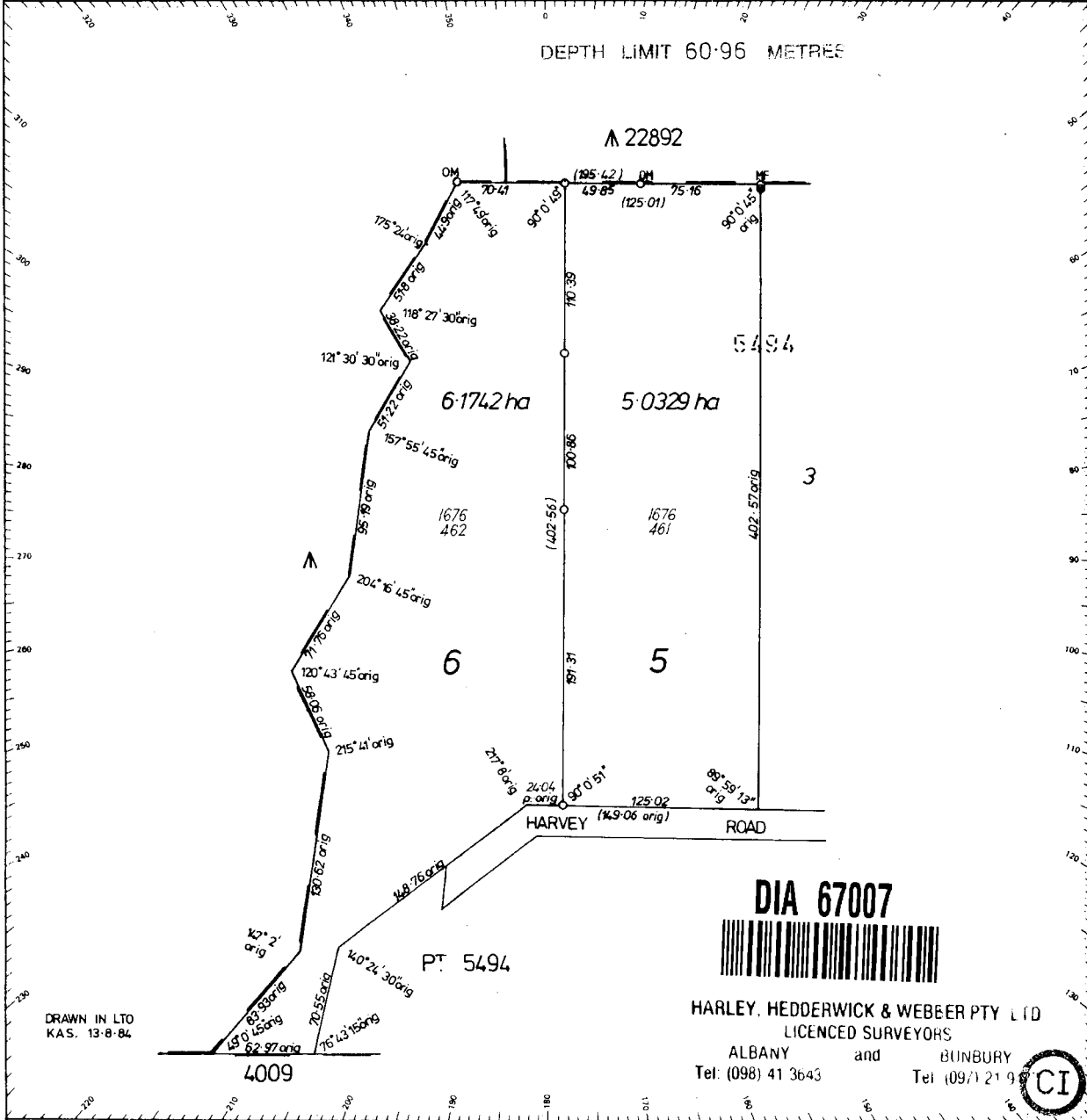
NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	to Perth Building Society.	23.4.85	12.35			Discharged	E256485	13.12.89		
Mortgage	to Citibank Savings Ltd.	13.12.89	15.46			Discharged	E601053	7.5.91		
Caveat	Lodged 18.12.89 at 10.04 hrs.					Withdrawn	E271370	9.1.90		
Mortgage	to Malcolm Henry James-Wallace and Frances Anne James-Wallace both of Lot 5 Harvey Road, Albany	9.1.90	10.49			Discharged	E549457	15.2.91		
Mortgage	to Westpac Banking Corporation.	31.1.97	8.18							

Diagram 67007

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
5	1676/461	Registered	
6	1676/462	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
PLANTAGENET	LOT 4 OF LOC 5494	50188	1:3000	Vol.1550. Fol.879...	11.2071 ha Total



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>15/8/84</u> <u>R.S. Hedderwick</u> Licensed Surveyor</p>		<p><u>64962</u> Date <u>21 August 1984</u> Chairman</p>	
<p>Approved <u>L. Amison</u> Inspector of Plans and Surveys Examined <u>R.P. Haddock</u> 8/84 Date <u>25.9.84</u></p>	<p>On</p> <p>Plan <u>64916</u> Diagram <u>CORIMUP 2000 09/10</u> Index Plan <u>CORIMUP 2000 10/10</u></p>	<p>Registered</p>	<p>Diagram No.</p> <p style="font-size: 2em;">67007</p>

16117/11/81-2M-S/630 Dkt Dia 25652

11/17 W

OVERVIEW ONLY



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

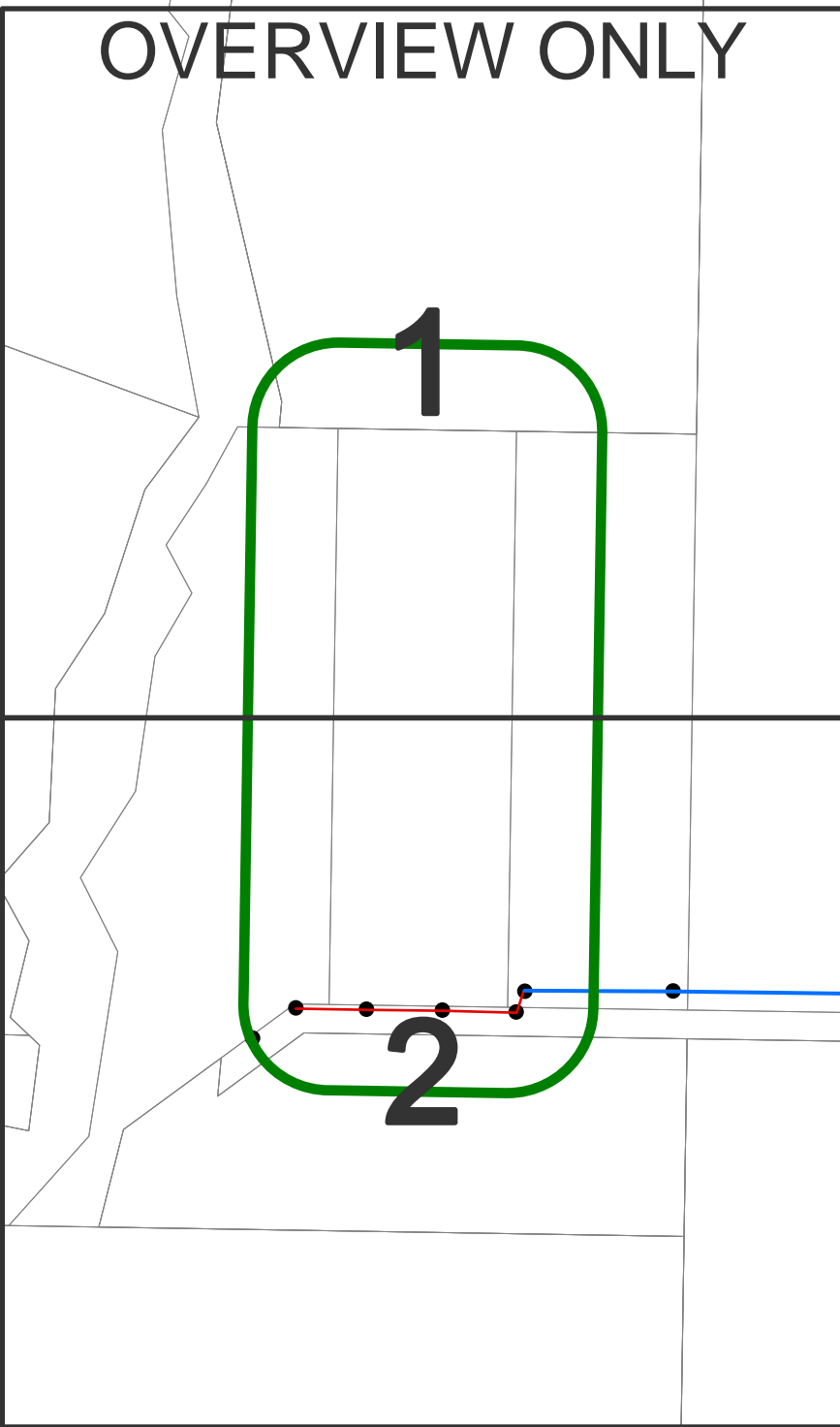
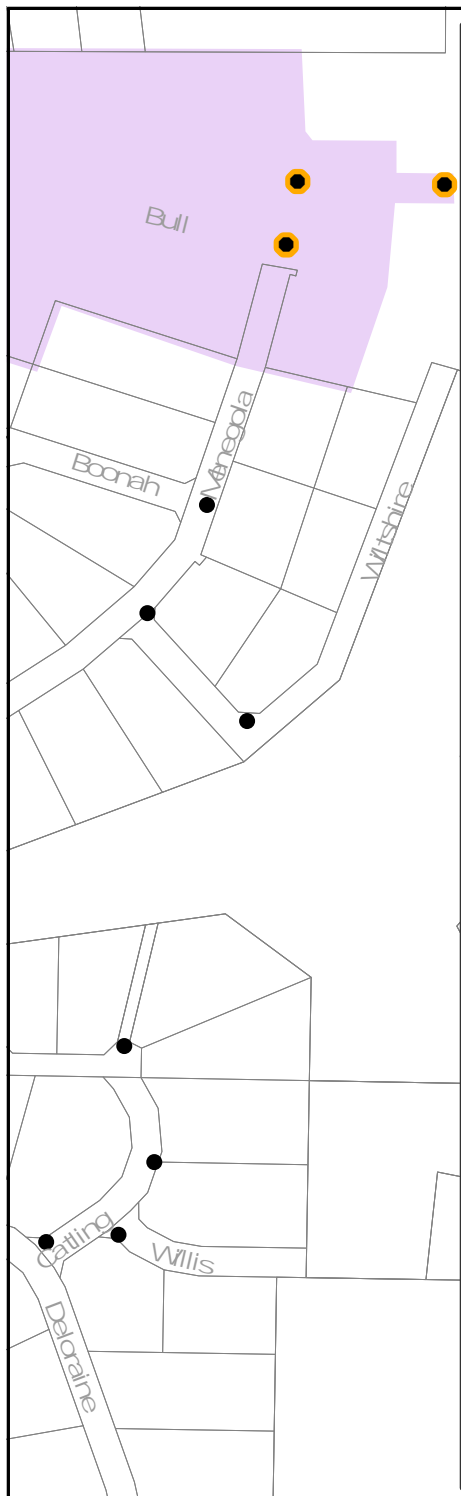
- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest



Harvey

* Please refer to coversheet
Privately owned cables NOT SHOWN (including house services)

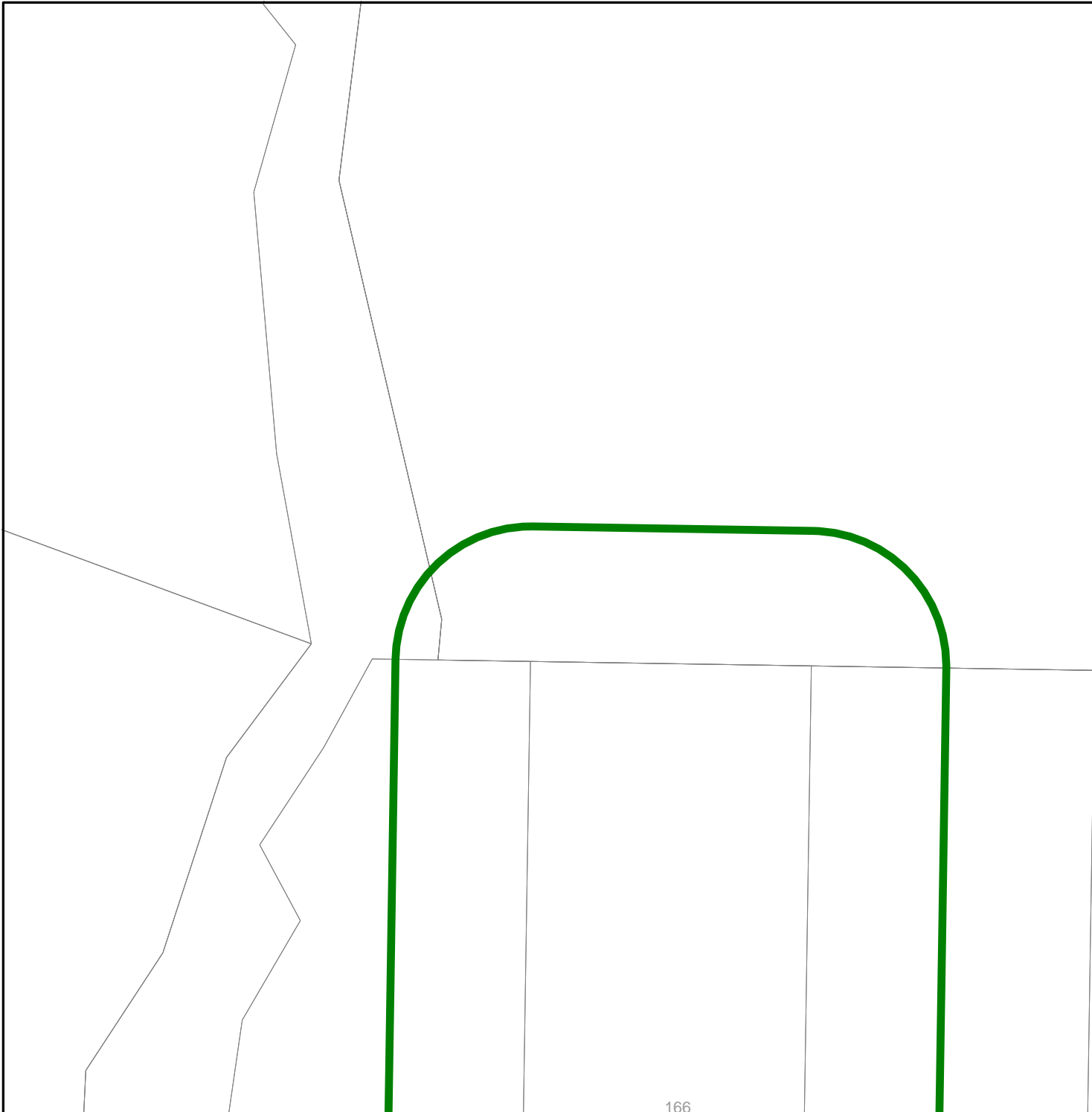
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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

Information valid for 30 days from date of issue

A4 Scale : 1:5125

WARNING! Look out for overhead power lines



OVERHEAD LEGEND

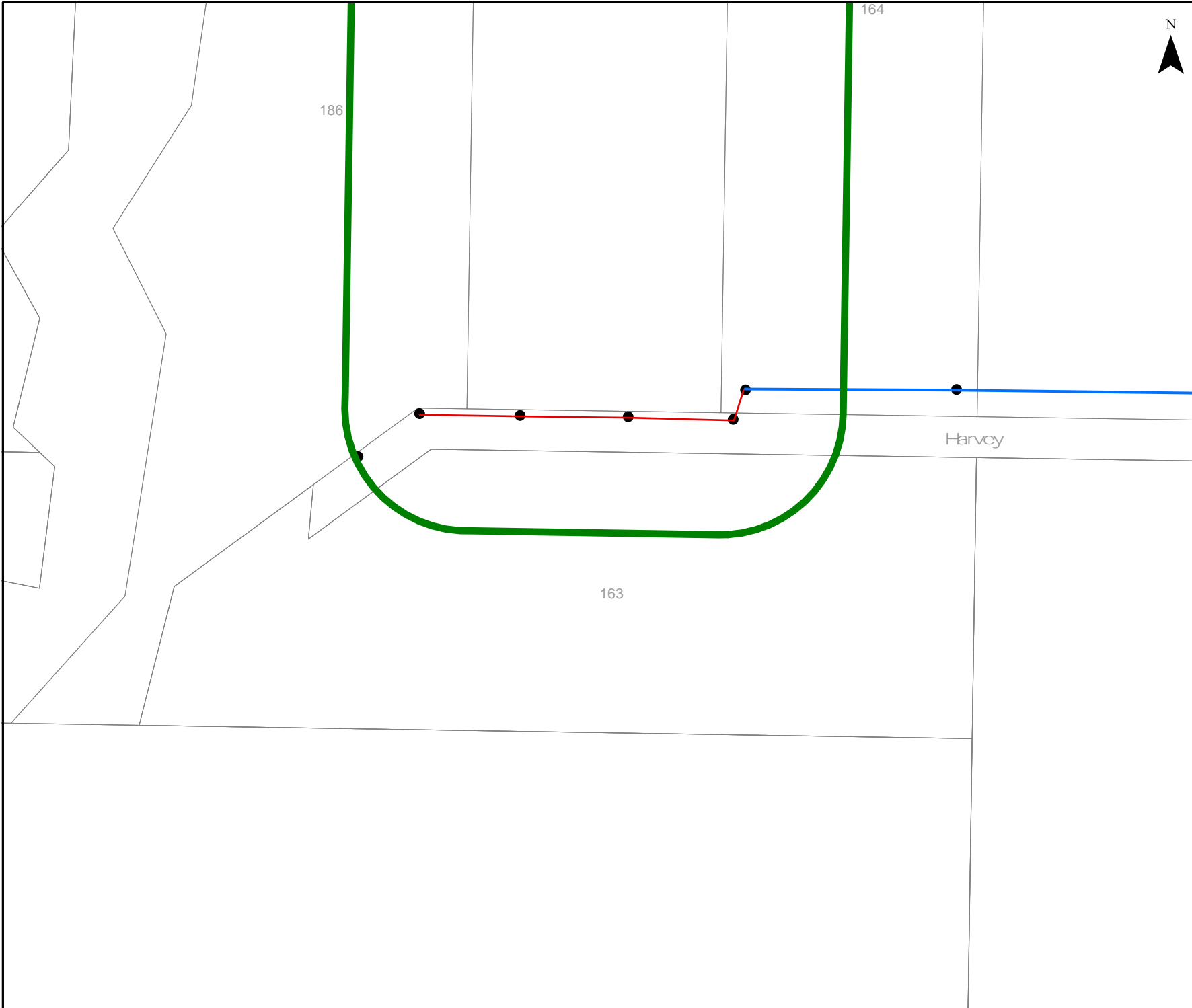
- Structures**
- Power Pole ■ Transmission Poles
- Transmission Overhead Powerline**
- Transmission (33kV - 330kV)
- Distribution Overhead Powerline**
- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)
- Proposed Construction Assets**
- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead 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 : 1:2500

**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 : 1:2500

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



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**

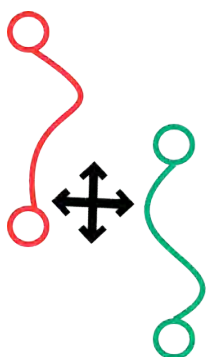
If you receive a message asking for a phone or account number say:

“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).

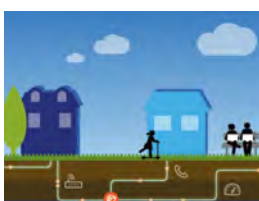
NetworkIntegrity@team.telstra.com

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

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

Exchange (Major Cable Present)	Footway Access Chamber (can vary from 1-lid to 12-lid)	Pillar / Cabinet (above ground / free standing)	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity	Cable Jointing Pit (number / Letter indicating Pit Type)
OC Other Carrier Telecommunications Cable/Asset	Telstra Plant in shared Utility trench	Aerial Cable / Overhead (includes on wall)	Aerial Cable (attached to joint Use Pole eg. Power)	Elevated Joint (above ground joint on buried cable)
Distribution cables in Main Cable ducts	Main Cable ducts on a Distribution plan	Blocked or damaged duct.	Direct Buried Cable	Marker Post Installed
<p> Roadside / Front Boundary 2 pair lead-in to property from pit in street 1 pair working (pair ID 059) 1 pair dead (i.e. spare, not connected) Side / Rear Property Boundary Property Number </p>	Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)	Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)	Buried Transponder	Marker Post, Transponder
			Optical Fibre cable direct buried	<div style="border: 1px solid black; padding: 5px;"> <p>Some examples of conduit type and size:</p> <p>A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware Conduit sizes <i>nominally</i> range from 20mm to 100mm P50 50mm PVC conduit P100 100mm PVC conduit A100 100mm asbestos cement conduit</p> </div>

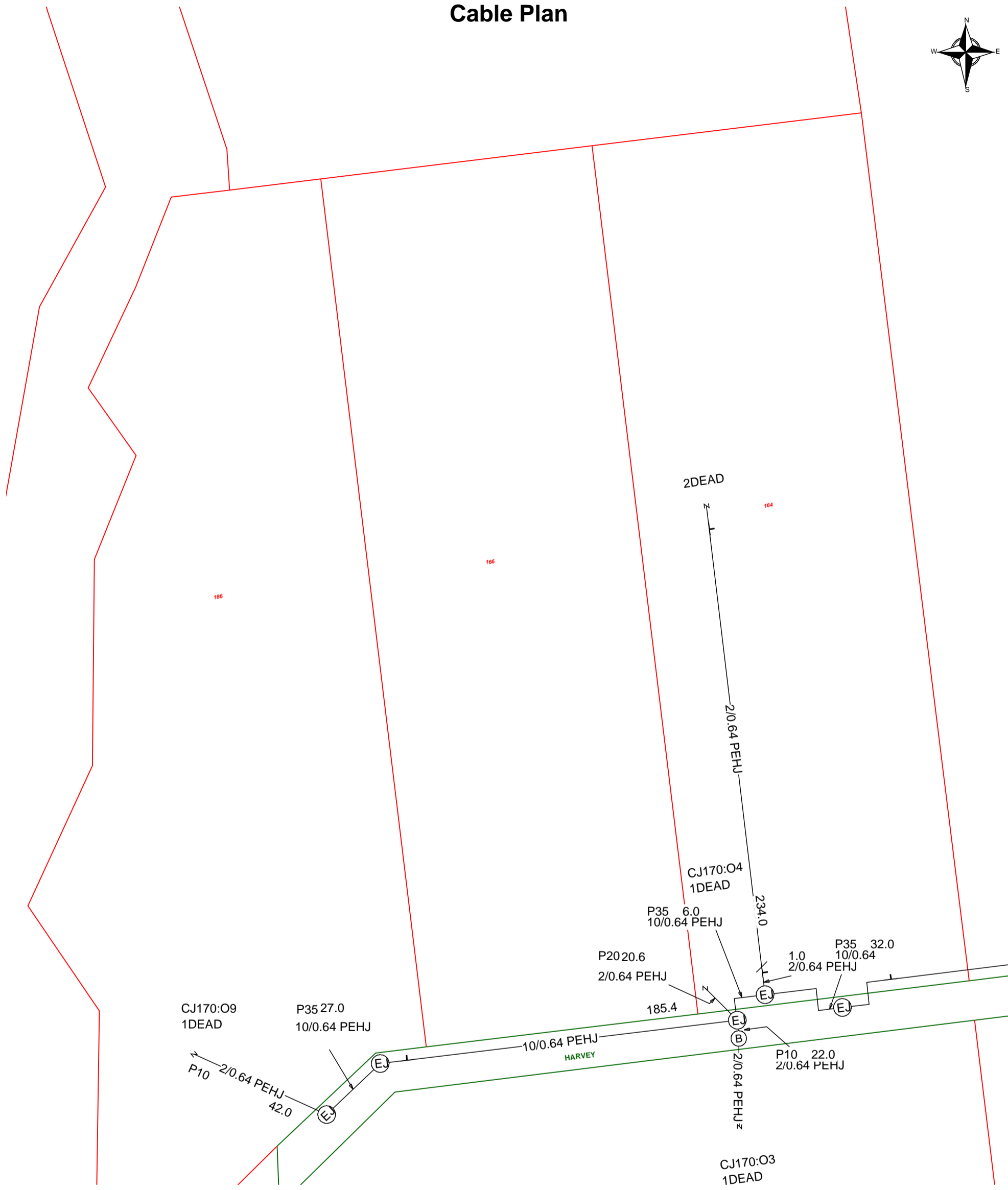
Some Examples of how to read Telstra Plans

Diagram 1: 50-pair cable in P50 conduit between two pits (6). Dimensions: 10m depth, 20.0m length.

Diagram 2: 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).

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.

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: 230420478

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 04/10/2023 13:55:55

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.

10/11/2023

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

To whom it may concern,

RE: RENTAL APPRAISAL – 166 HARVEY ROAD, WARRENUP

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 - \$530.00 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, appearing to read 'Donna Roberts', with a stylized, cursive script.

Donna Roberts

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.