

FOR SALE



Offers Above \$585,000

52 KURANNUP ROAD, BAYONET HEAD



IN GREAT SHAPE AND READY TO GO!

- Comfortable, versatile, two-storey home
- Family room, big games room, covered patio
- Upstairs master bedroom with nursery/office, en suite
- Double garage, ample parking, 898sqm block
- Walk to primary school, easy access to town, amenities



 4  2  2  898 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**

52 KURANNUP ROAD, BAYONET HEAD



Specification

Asking Price	Offers Above \$585,000	Land Size	898.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	2	School Zone	Flinders Park P.S. / A.S.H.S
Sheds	Single Garage	Sewer	Connected
HWS	Instant Gas	Water	Scheme Water Connected
Solar	N.A	Internet Connection	NBN Available
Council Rates	\$2,732.23	Building Construction	Brick / Tile
Water Rates	\$1,564.13	Insulation	N/A
Strata Levies	N/A	Built/Builder	1978
Weekly Rent	\$450	BAL Assessment	N/A

-- Map Viewer Plus --



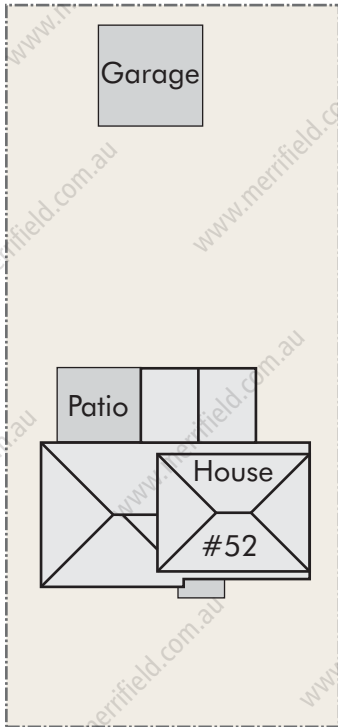
Author: Created: 18 October 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564

0 0.007 0.014 0.02 0.027 km

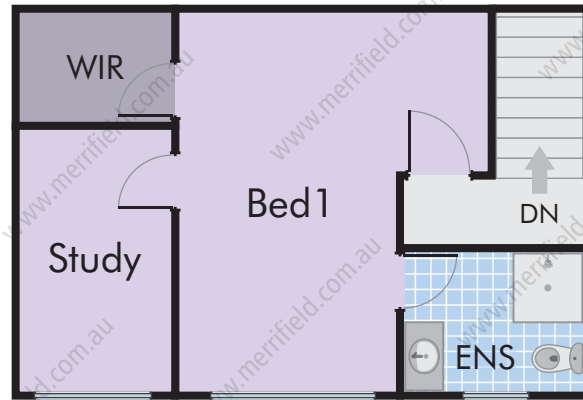
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Please refer to original documentation for all legal purposes.

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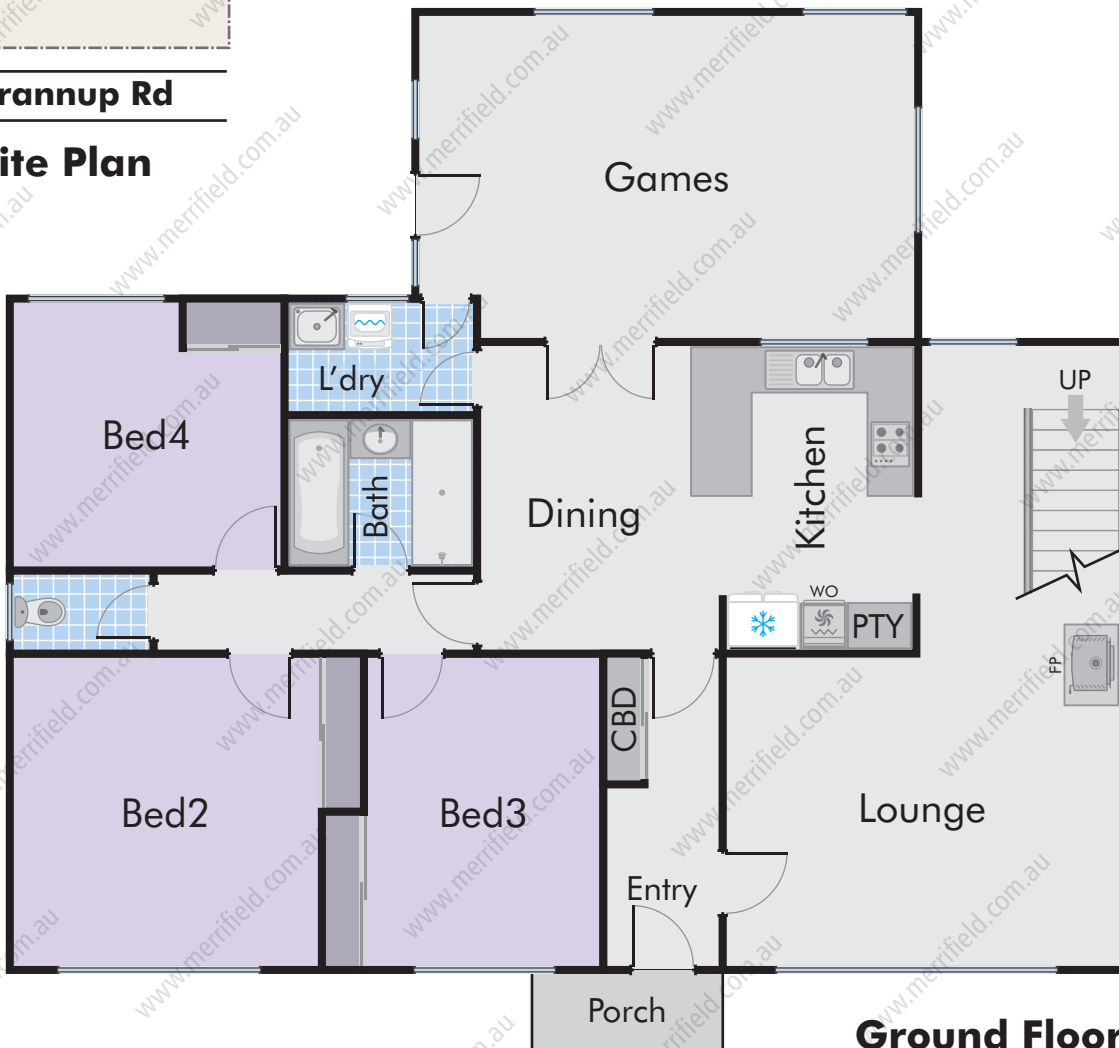


Kurannup Rd

Site Plan



Upper Floor



Ground Floor

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

1894 774

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 117 ON PLAN 8772

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

THERESE JULIAN CHITTY OF 133 BUDGEWOI ROAD, BUDGEWOI, NEW SOUTH WALES
(ND J624177) REGISTERED 15/2/2006

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

1. 5921/1966 RESTRICTIVE COVENANT BURDEN REGISTERED 27/1/1966.

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: 1894-774 (117/P8772)
PREVIOUS TITLE: 21-258A
PROPERTY STREET ADDRESS: 52 KURANNUP RD, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Sundry Document E550371 WESTERN
Volume 21 Folio 258A



AUSTRALIA



1894 774

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 14th February, 1991

D. Mulcahy
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 1196 and being Lot 117 on Plan 8772, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 609.6 metres.

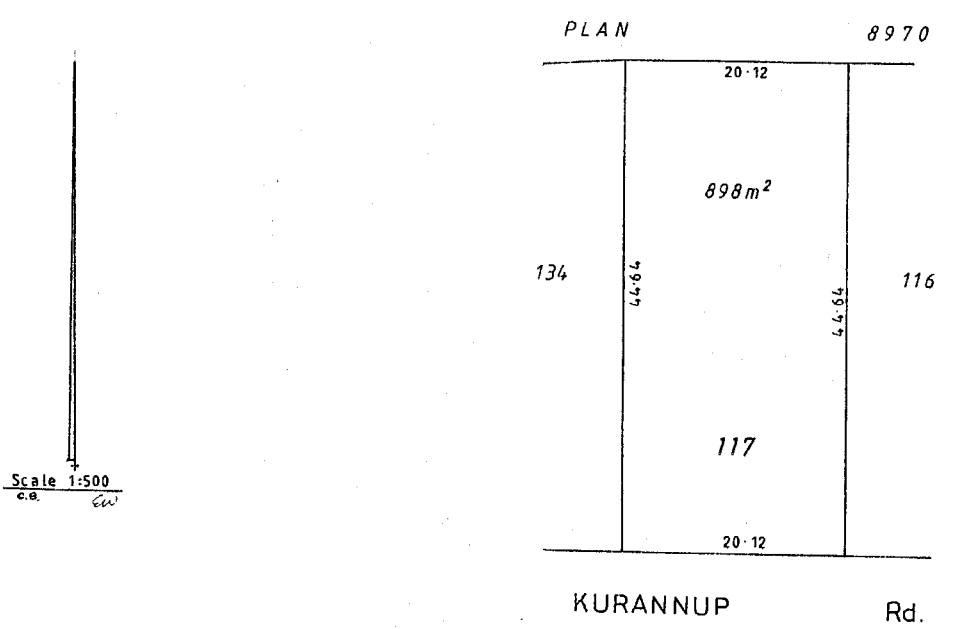
FIRST SCHEDULE (continued overleaf)

~~Michael James Reed and Robyn Anne Reed, both of 52 Kurannup Road, Albany.~~

SECOND SCHEDULE (continued overleaf)

- TRANSFER 5921/66 contains a restrictive covenant.
- ~~MORTGAGE D909859 to Westpac Banking Corporation. Registered 21.10.89 at 9.00 hrs.~~
Discharged F83818 12.1.93
- ~~MORTGAGE E547137 to Australian Guarantee Corporation Ltd. Registered 14.2.90 at 9.23 hrs.~~
Discharged F83819 12.1.93

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1894 774 VOL. FOL.

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

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

INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER
REGISTERED PROPRIETOR					
Sarah Frances Lowry and Darren Peter Lowry both of 52 Kurannup Road, Albany as <u>joint tenants</u> .					
Transfer	H135691	14.6.99	9.57		

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

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER
REGISTERED PROPRIETOR						
Mortgage	E819621	to Westpac Banking Corporation.	28.2.92	9.32		
Mortgage	F83820	to National Australia Bank Ltd	12.1.93	8.43		
Mortgage	H135692	to Commonwealth Bank of Australia.	14.6.99	9.57		
Discharged						
Discharged						
F83817						
H135690						
12.1.93						
14.6.99						

Plan 8772

Lot	Certificate of Title	Lot Status	Part Lot
109	1389/780	Registered	
110	1417/972	Registered	
111	1761/433	Registered	
112	1759/80	Registered	
113	21/257A	Registered	
114	21/256A	Registered	
115	1839/642	Registered	
116	1368/765	Registered	
117	1894/774	Registered	
119	2146/147	Registered	
120	1868/233	Registered	
121	67/183A	Registered	
122	360/15A	Registered	
123	1378/192	Registered	
124	1377/35	Registered	
125	1372/450	Registered	
126	58/103A	Registered	
127	1372/448	Registered	
128	1378/189	Registered	
129	1468/160	Registered	
130	1382/446	Registered	
131	1464/133	Registered	
132	37/180A	Registered	
133	1372/449	Registered	
134	1976/964	Registered	
7695	LR3121/719	Registered	
7696	LR3141/783	Registered	
7696	LR3096/511 (Cancelled)	Registered	

PT. OF PLANTAGENET LOC 1196

S

PLAN 8772

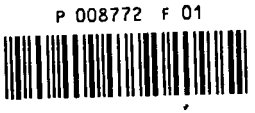
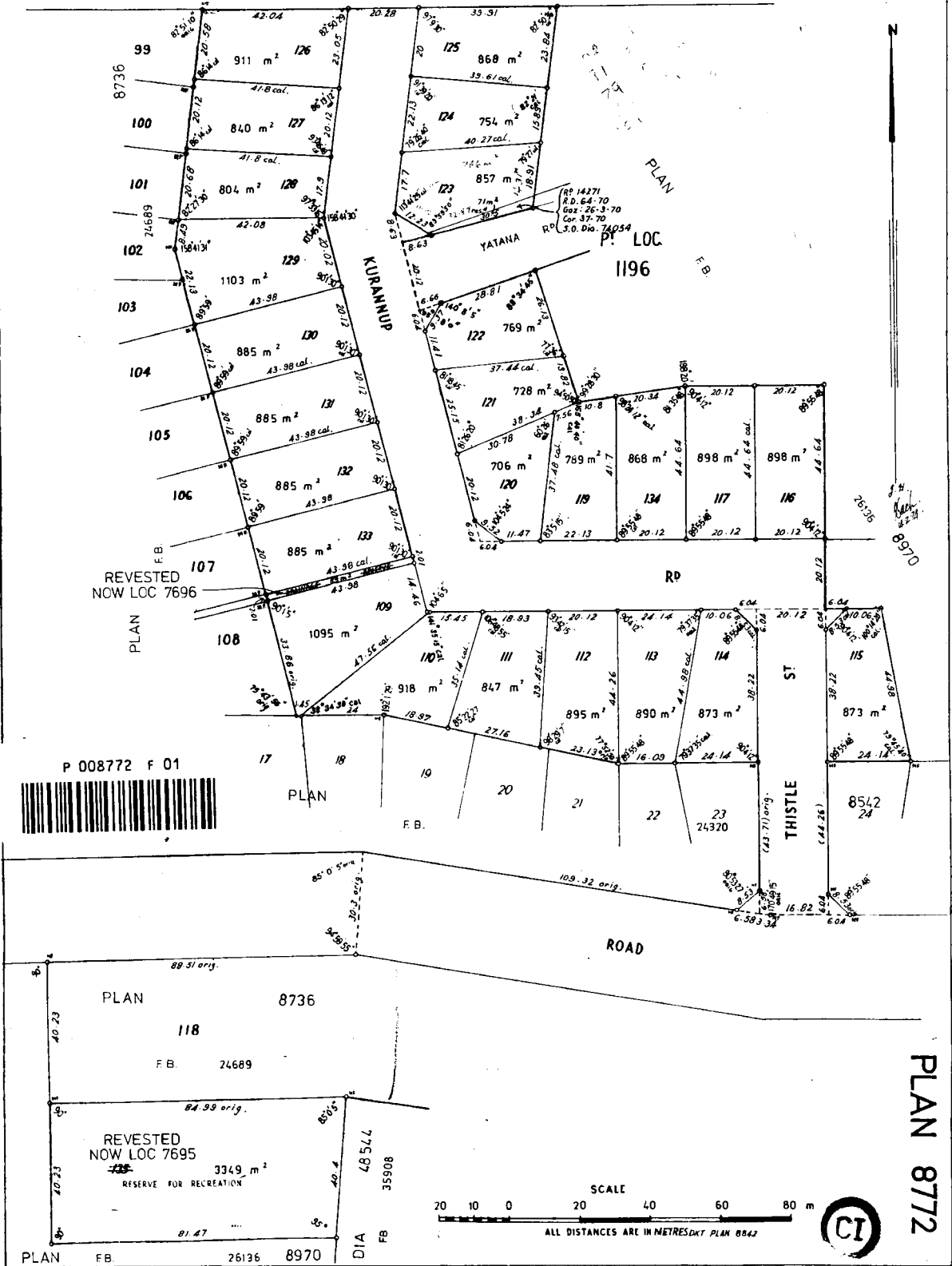
LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.

F.B. 25063
TOTAL AREA 2 2527 ha. LOT 135 & DRAIN RESERVE TO VEST
INDEX PLAN 8979 IN CROWN UNDER SEC 20A TP&D.ACT
C/T 1309-798 CORIMUP 2000 13-09
NOW 21-129 A

DEPTH METRES
609.6

20 · 3 · 67

LOC 760



CT

ENCUMBRANCES REFERRED TO

(Signature, Designation, and Address)

that he was of sound mind, and freely and voluntarily signed such instrument;
by the signature of the said
signature the said
personally knew
, the person signing the same, and whose
attested, and that the name purporting to
is his own handwriting, and
the attesting witness to this instrument, and declared that he

, One thousand nine hundred and

Appeared before me at

DECLARATION OF ATTESTING WITNESS

Act. 20, 56 V., No. 14, B. 148.

day of

5921-66

12

9 13 19 66

2/41324

No. 135 JUN 27 AM 9:13 19 66
Dated

TRANSFER

CHARLES JOHNSON

and SADIE MARY JOHNSON

TO

LESLORD VINCENT McDONNELL

and JOAN KATHLEEN McDONNELL

Registered at 9:13 a.m. this 27th day of January, 1966, in Volume 5921-66, Folio 12.

John Vincent Johnson
SOLICITOR
PERTH
PHONE 251014

All instruments and powers of attorney under the Act presented for registration must be attested. The attesting witness may be:—
(A) In WESTERN AUSTRALIA—
The Commissioner or Registrar of any Assured Registrar or Justice of the Peace, notary public, partnership, clerk of petty sessions, town clerk, secretary for taking affidavits, commissioner for taking affidavits, classified other at the District Court, commissioner for taking affidavits, notary public, or member of the public force, of the State or Commonwealth, public servant, classified bank, notary, or member of the public force, or any other person authorized by the Governor to be an attesting witness within the State for the purposes of this Act.
(B) Outside the limits of Western Australia, but within the British Dominions—
The Agent General for Western Australia, or his secretary, or the High Commissioner, or Commissioner for Australia, or the official secretary to the High Commissioner, or Commissioner, or a notary public or a commissioner for taking affidavits in any court of record, or the mayor or other chief officer of town clerk of the said city, or other administering the government or a judge of any court of record, or a police, resident, special or stipendiary magistrate, or a justice of the peace holding a commission from the government of any of the States of the Commonwealth of Australia or of the Dominion of New Zealand, or the manager or acting or sub-manager of any bank (a) incorporated under the law of the United Kingdom or any part of the British Dominions, or any Commissioner or Registrar of Mortgages of Titles or any other person authorized in this behalf by the Governor either generally or for any particular place.
(C) In any country outside the British Dominions—
A British Minister (a) or Consul (d) exercising his functions in that country, the Commissioner for Australia or the official secretary to that Minister or that Consul, or a notary public, or any other person authorized in this behalf by the Governor, either generally or for any particular country.
(d) Includes a Consul or a Vice-Consul, or a Consul-General, and consular agents, and any person acting as such. (e) Includes an Ambassador, Minister, Charge d'Affaires, and secretaries, and any person acting as such.

47727

Index Advised 33486
Tax Sheet Written

12/6

5921

6 JUL 1968



TRANSFER OF LAND

Stamps, which must be affixed here, are required to be cancelled by one of the persons authorized by the Stamp Act, within 28 days of the date of instrument or of its first receipt in W.A., otherwise fines are payable.

(1) Insert name, address, and occupation in full.

I, ⁽¹⁾ WE, CHARLES JOHNSON Farmer and SADIE MARY JOHNSON his wife formerly both of "Yokanup" Porongorups now both of Lower Kalgan

(2) For certain transfers, the State, or the State may be

being registered as the proprietor of an estate in ⁽²⁾ fee simple

(3) Amount in words.

in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of ⁽³⁾ TWENTY THOUSAND POUNDS (£20,000)

(4) Insert name, address, and occupation of transferee in full. Married - woman, widow, or spinster.

U.S. paid to me by ⁽⁴⁾ DESMOND VINCENT MCGONNELL Estate Developer and JOAN KATHLEEN MCGONNELL Estate Developer (Married Woman) both of 1320 Hay Street West Perth



(5) Insert name in full. If land is mortgaged, state whether as joint tenants or tenants in common. Omit address and occupation.

DO HEREBY TRANSFER to the said ⁽⁵⁾ DESMOND VINCENT MCGONNELL and the said JOAN KATHLEEN MCGONNELL as joint tenants

(6) Describe the land, and if the whole of the land in the existing Certificate is transferred, state being the whole of the land comprised in Certificate of Title registered Vol. ... If a part only is transferred set forth in links the boundaries and refer to a map or give the number of the certificate in Vol. and Fol. of existing Certificate. If the land is defined by map herein such map must be signed by the parties.

^{OUR} all my estate and interest in ALL THAT piece of land being ⁽⁶⁾ (firstly) Portion of Plantagenet Location 4631 to a depth of 200 feet and (secondly) Portion of Plantagenet Location 1196 to a depth of 7000 feet and being the whole of the land comprised in Certificate of Title Volume 1258 Folio 23 AND the said DESMOND VINCENT MCGONNELL and JOAN KATHLEEN MCGONNELL do hereby for himself herself and themselves their heirs executors administrators and assigns covenant with the said Charles Johnson and Sadie Mary Johnson (as the proprietor and for the benefit of the lands the subject of Certificate of Title Volume 1258 Folio 022) and the successors in title and assigns of the said Charles Johnson and Sadie Mary Johnson that there shall not be erected or suffered to be erected on the said Portion of Plantagenet Location 1196 ^{or any part thereof} ~~any~~ ^{dwelling house} ~~any~~ ^{or part thereof} ~~dwelling house~~ thereof other than a ~~dwelling house~~ ^{dwelling house} or part thereof constructed of brick

Dated 21st day of January One thousand nine hundred and sixty six

Signed by the said CHARLES JOHNSON

C. Johnson

⁽⁷⁾ and SADIE MARY JOHNSON

S.M. Johnson

in the presence ⁽⁹⁾ of E. Stamps

⁽¹⁰⁾ Commissioner for Declarations

Signed by the said DESMOND VINCENT MCGONNELL by his attorney CHARLES ANTHONY NIELME

in the presence of ANTHONY NIELME

ROBERTSON in the presence of:

Signed by the said JOAN KATHLEEN MCGONNELL by her

Attorney CHARLES ANTHONY NIELME

Signed by the said ROBERTSON

in the presence of ANTHONY NIELME

ROBERTSON in the presence of:

Signed by the said ROBERTSON

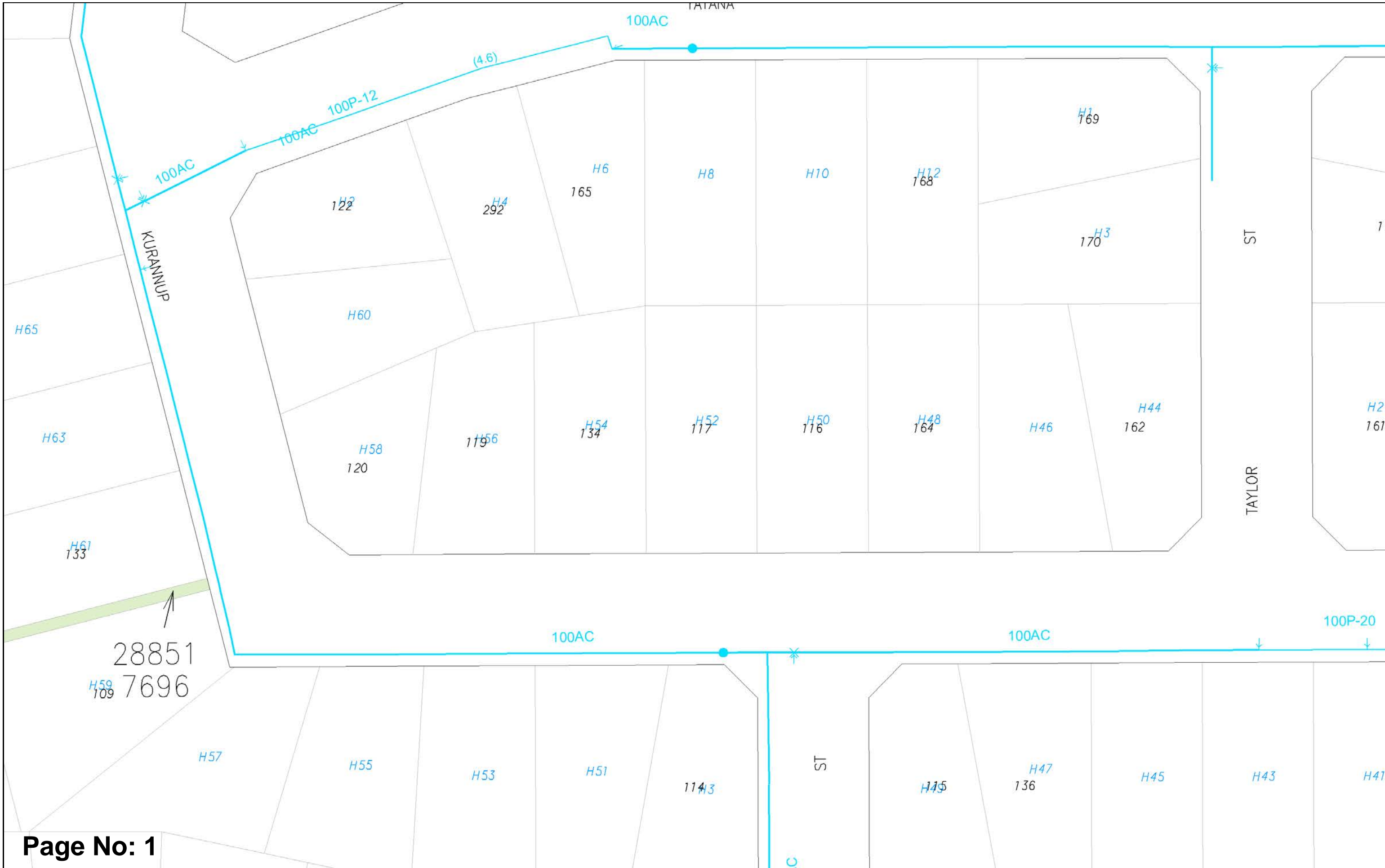
in the presence of ANTHONY NIELME

ROBERTSON in the presence of:

My name not clear stamp 20.10.68

Sched 7 of 1968

Dezmond Vincent McGonnell by his attorney Charles Anthony Nielme
Joan Kathleen McGonnell by her attorney Charles Anthony Nielme



Page No: 1



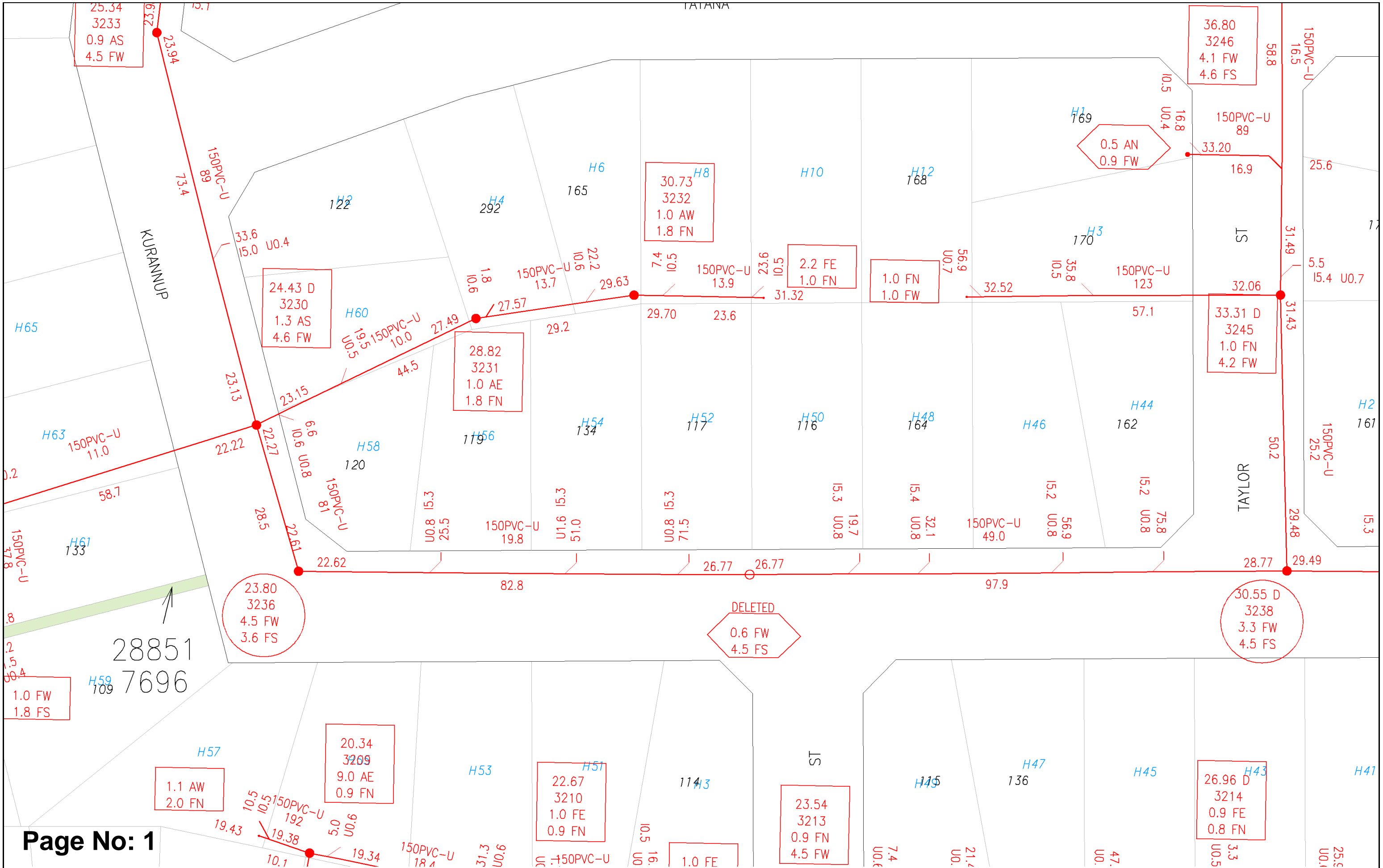
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 Job No.: 37853578
 Sequence No.: 246235765
 Print Date: 18 Oct 2024



Water

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.

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.



Page No: 1



Scale: 1:750
 Job No.: 37853578
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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)

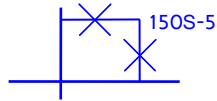
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

	<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>



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.



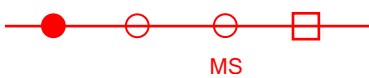
CATHODIC PROTECTION (CP)

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.



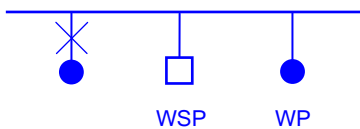
HAZARDOUS MANHOLE

Indicates a potential health hazard from risk of exposure to toxic waste.
 WARNING: Opening any manhole is dangerous and is prohibited.



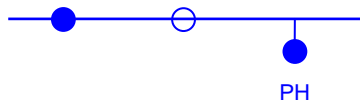
FLOWMETER

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)

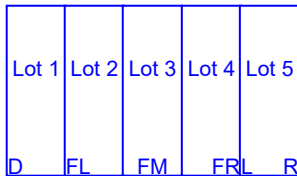


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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 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.



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.

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)

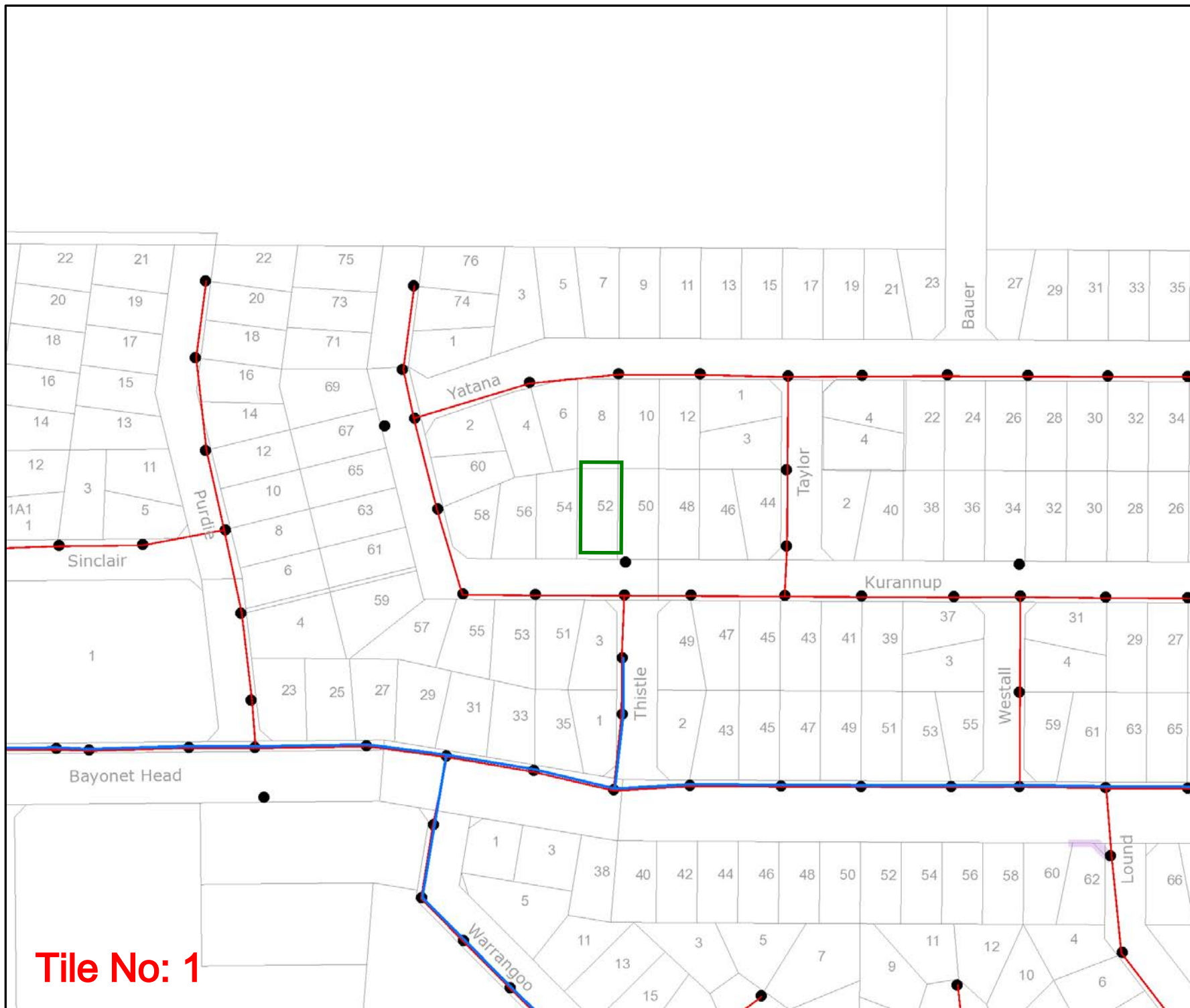
This map is INDICATIVE ONLY.
Check that you have enough
clearance from the DANGER ZONES
near overhead powerlines.

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**



Tile No: 1

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
- 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
- Transformer site
- HV Termination
- 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)

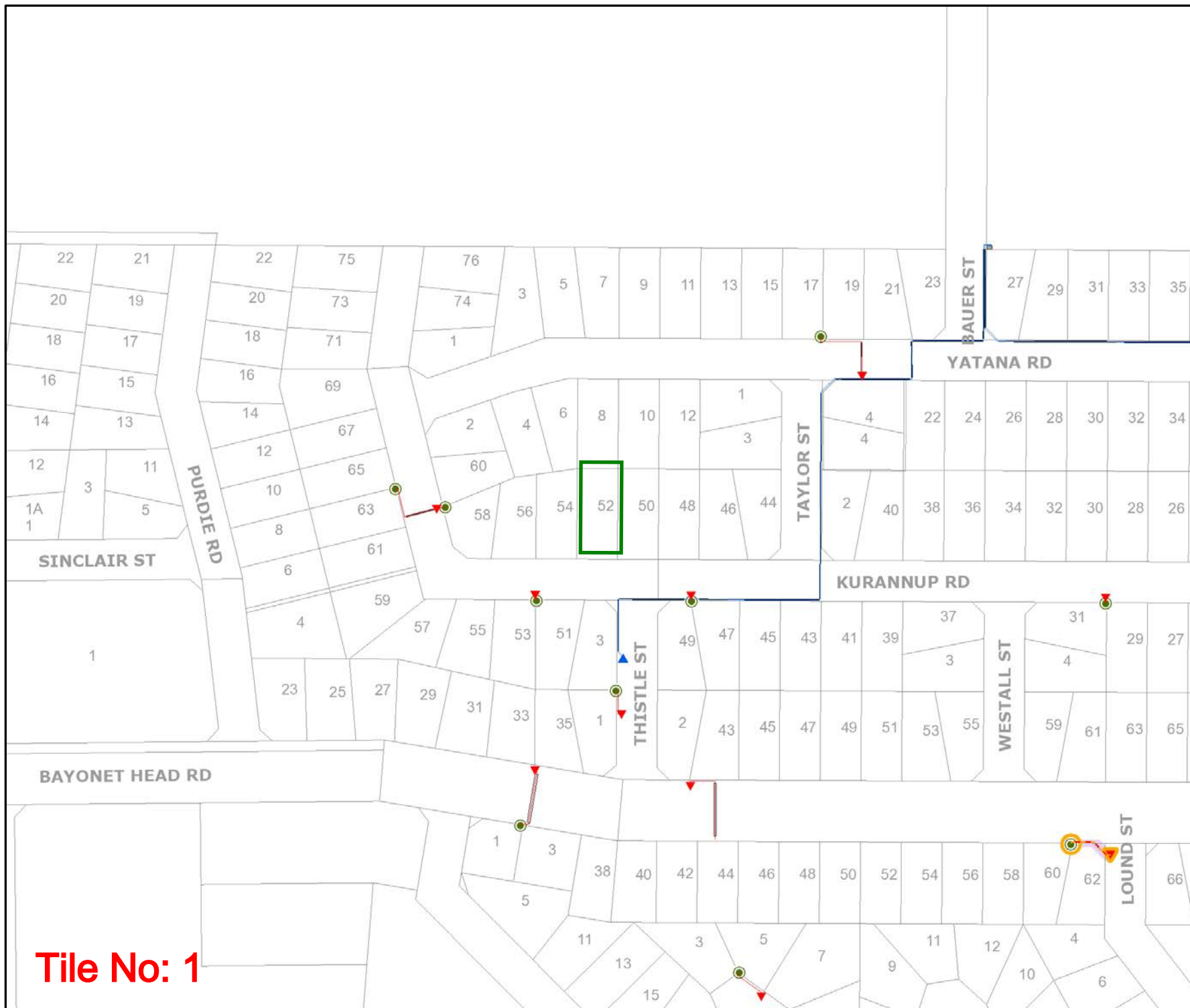
This map is **INDICATIVE ONLY**.
Hand exposure via pothole method is **MANDATORY**.

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

Information valid for 30 days from date of issue

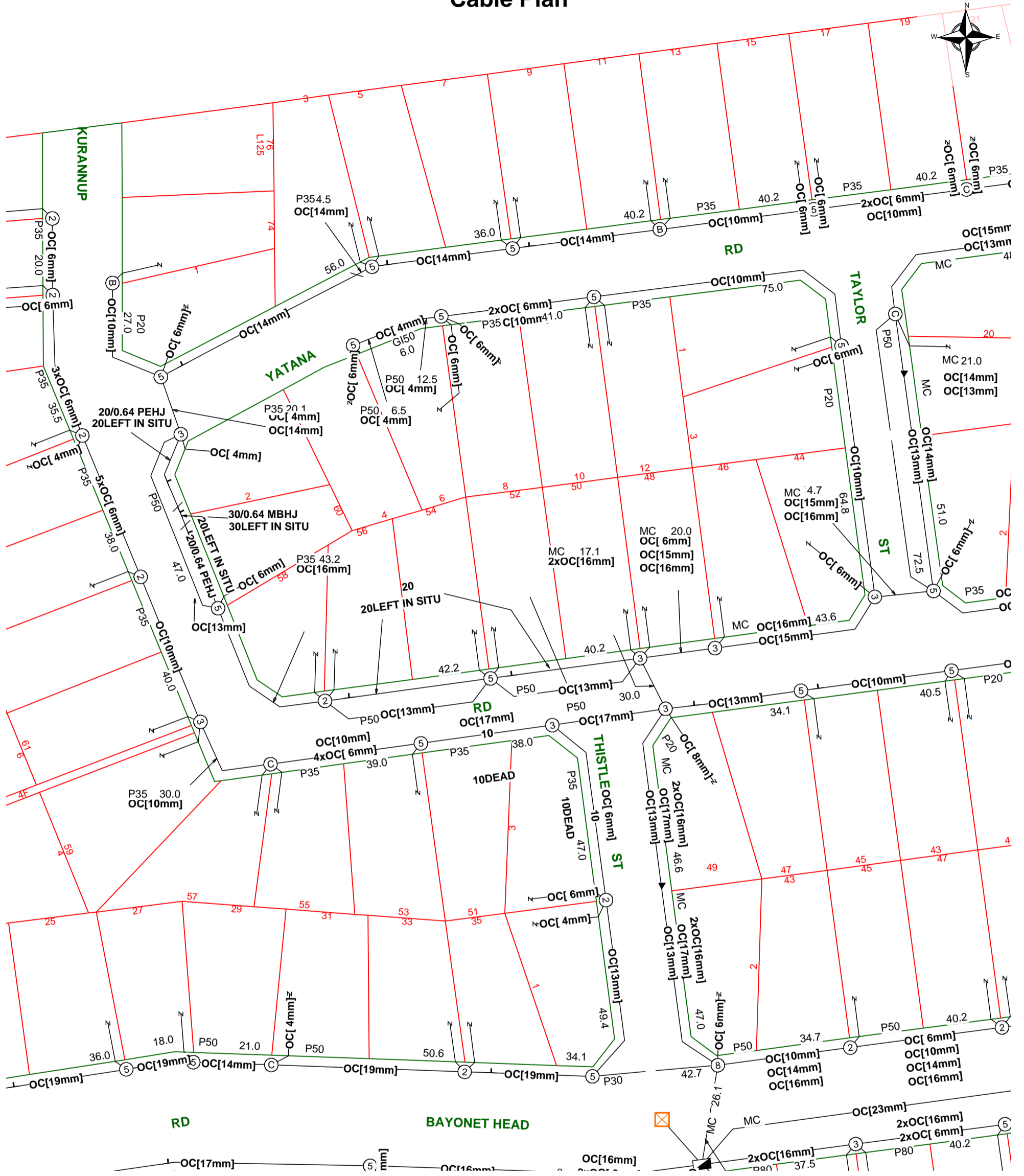
A4 Scale : 1:2500

WARNING! Look out for overhead power lines



Tile No: 1

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: 246235764

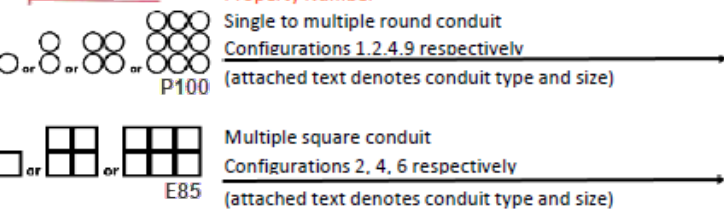
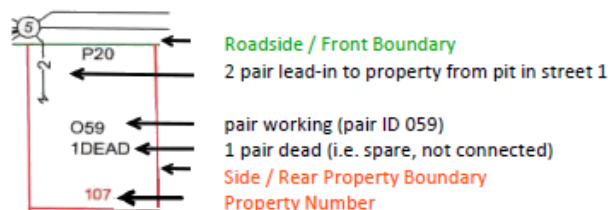
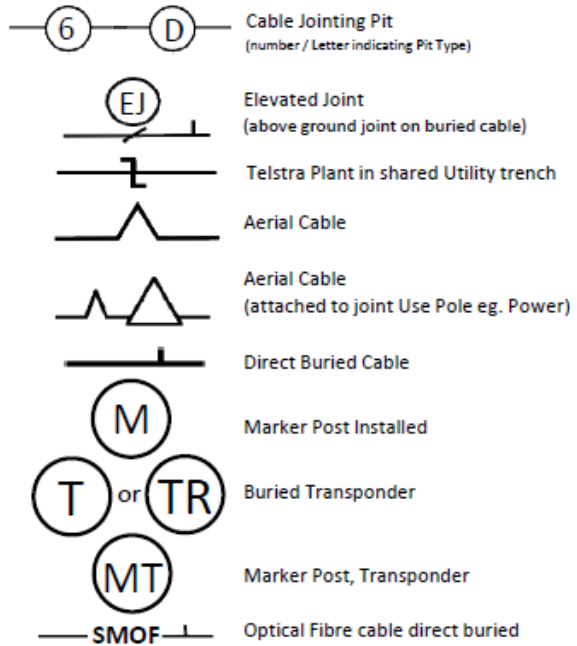
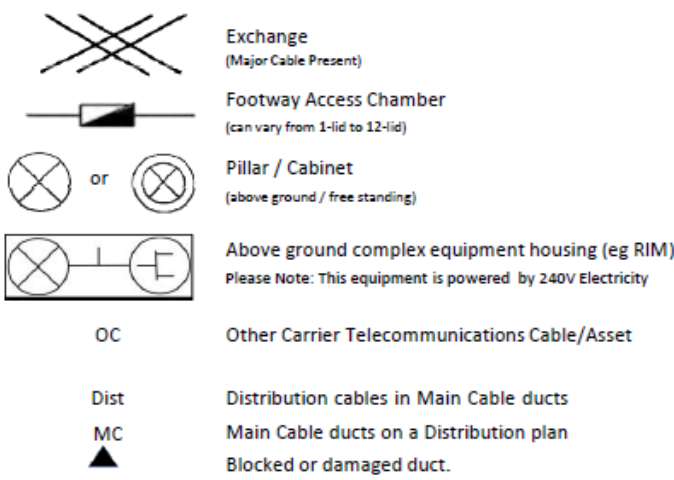
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 18/10/2024 16:58:36

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.

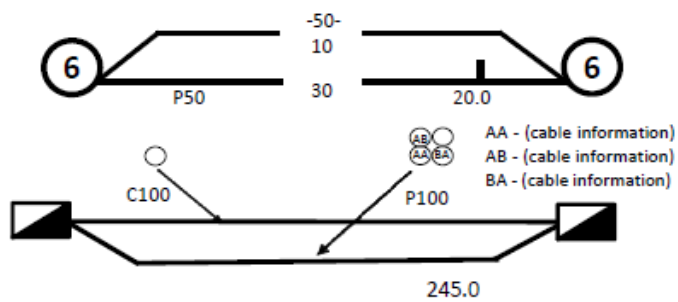
LEGEND



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:

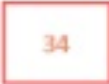




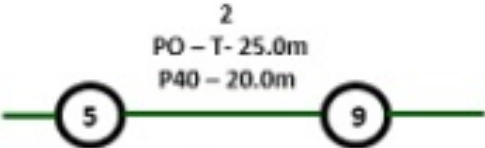






- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

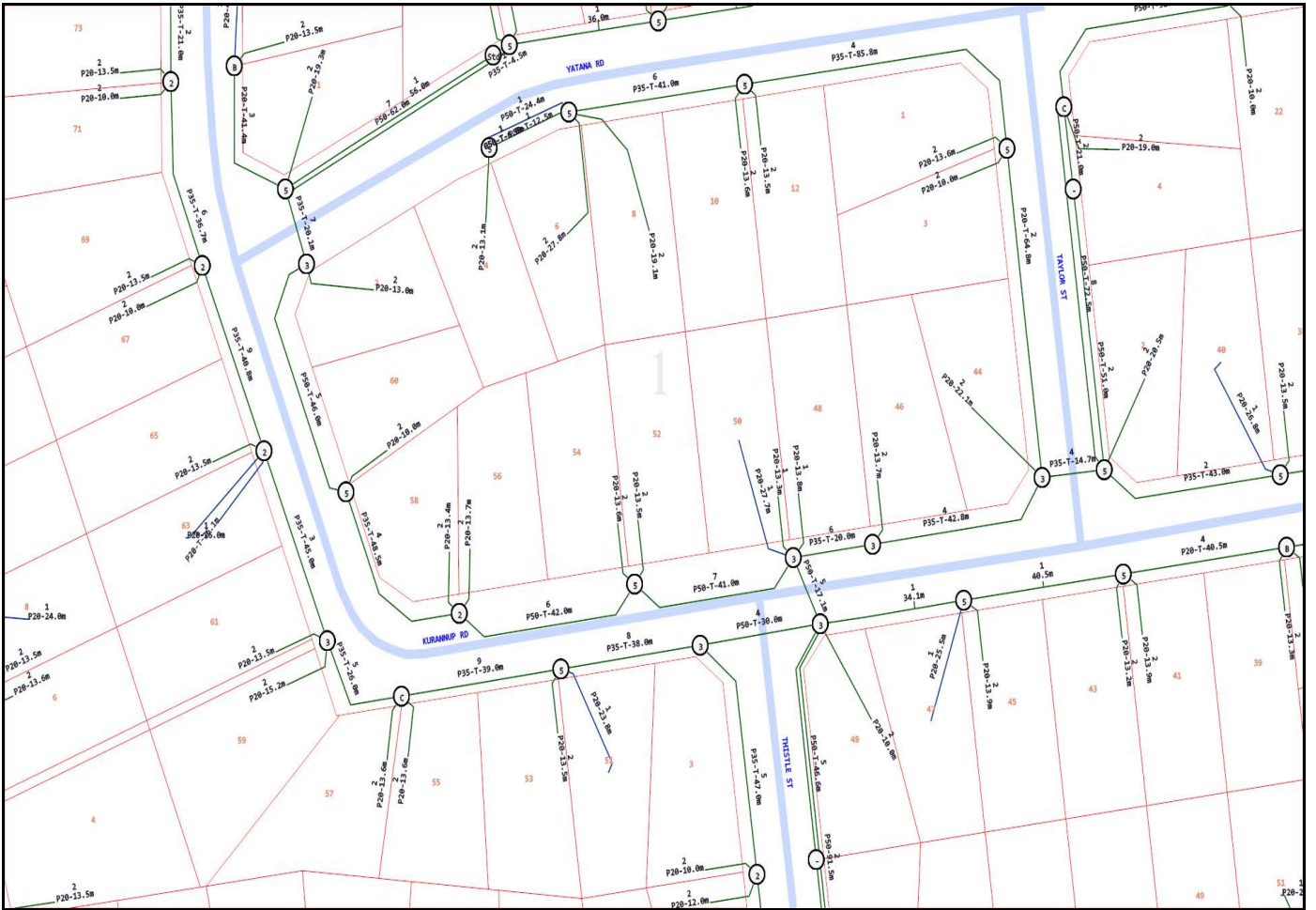
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



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
	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 **nbnet**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

24/10/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 52 KURANNUP ROAD, 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 **\$580.00 - \$640.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

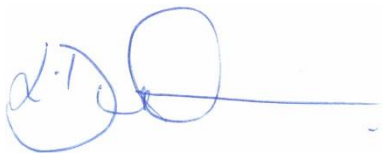
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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.