

FOR SALE



\$1,375,000

271 GREY STREET WEST, MOUNT MELVILLE



BIG HOME, SENSATIONAL OUTLOOK

- Quality two-storey home, amazing harbour views
- Flexible floor plan, generous rooms, decks
- Timber floors and stairs, contemporary kitchen
- Open family room, dining area, lounge, study
- 1240sqm lot, double garage, shed; 1.5km to city



5 **4** **2** **1240 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**

271 GREY STREET WEST, MOUNT MELVILLE



Specification

Asking Price	\$1,375,000	Land Size	1240.00 m2
Bedrooms	5	Frontage	See Certificate of Title
Bathrooms	4	Restrictive Covenants	See Certificate of Title
Toilets	4	Zoning	Residential/R20
Parking	2	School Zone	Albany Primary School & ASHS
Sheds	1	Sewer	Not available
HWS	Solar	Water	Scheme Connected
Solar	Yes	Internet Connection	NBN Available
Council Rates	\$3,288.8	Building Construction	Cladding/Iron
Water Rates	\$282.60	Insulation	Unknown
Strata Levies	N/A	Built/Builder	2000
Weekly Rent	\$1000 - \$1,250	BAL Assessment	N/A

271 Grey Street West

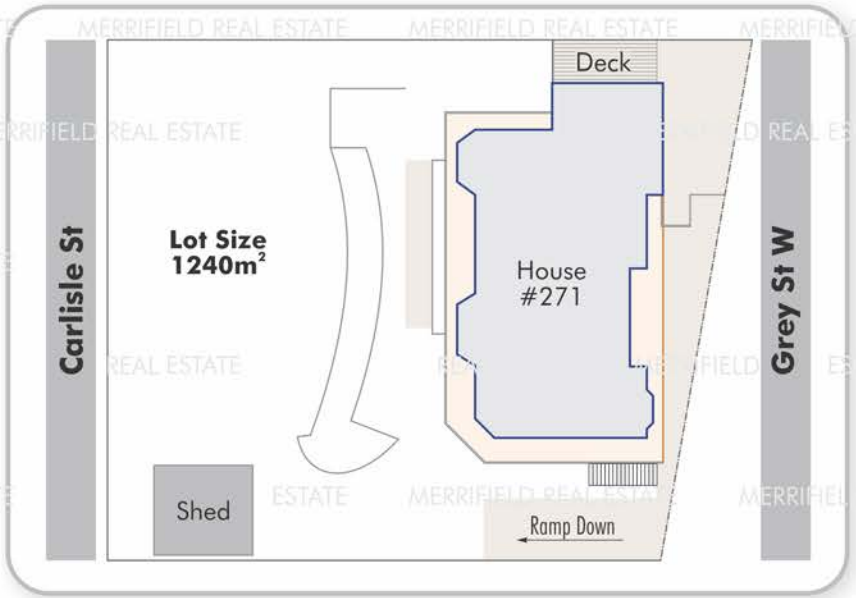


Author:

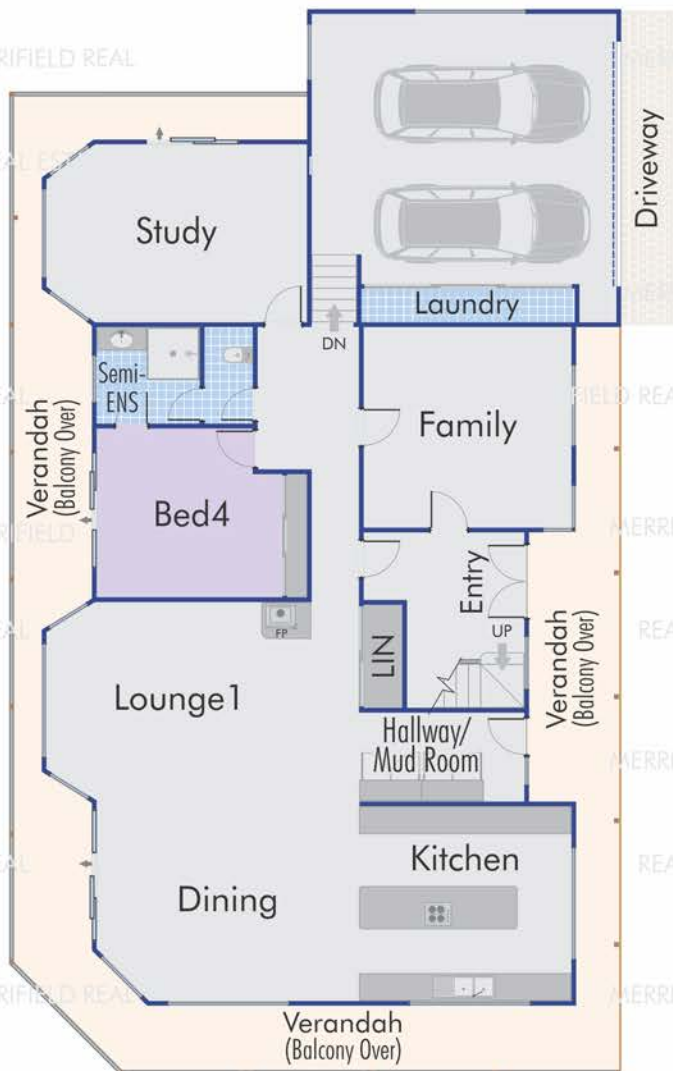
Created: 17/09/2024 10:24:00 AM. URL: <https://www.landgate.wa.gov.au/property/271-Grey-Street-West-Mount-Melville-Albany>

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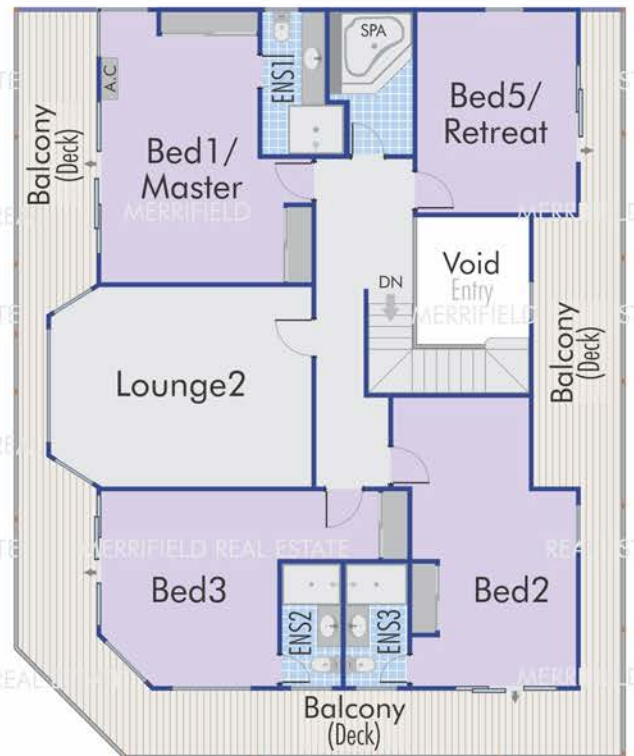
0 0.007 0.014 0.02 0.027 km



Site Plan



Ground Floor



Upper 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.

271 Grey Street West



Author: <https://www.landgate.wa.gov.au/> Created: 16 September 2024 from: <https://www.landgate.wa.gov.au/?address=271%20Grey%20Street%20West%2C%20MOUNT%20MELVILLE%20206330&theme=hybrid>

0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1451 431

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 572 ON DEPOSITED PLAN 222009

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANNE CAROL GREEN
IN 1/2 SHARE
MAUREEN ELIZABETH REITZE
IN 1/2 SHARE
BOTH OF 271 GREY MOUNT MELVILLE WA 6330
AS TENANTS IN COMMON

(T P290637) REGISTERED 19/9/2022

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: 1451-431 (572/DP222009)
PREVIOUS TITLE: 709-119
PROPERTY STREET ADDRESS: 271 GREY ST WEST, MOUNT MELVILLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Transfer B251286
Volume 709 Folio 119

WESTERN



AUSTRALIA



1451 431

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 24th November, 1976

Handwritten signature
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in Albany Town Lot 572, 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)

~~Ingrid Grace Greig of 10 Munster Avenue, Albany, Clerk Typist.~~

SECOND SCHEDULE (continued overleaf)

NIL

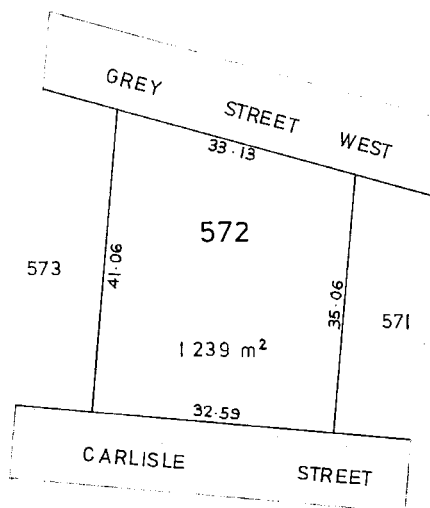
Handwritten signature
REGISTRAR OF TITLES

THIRD SCHEDULE

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1451 431
VOL. FOL.

SCALE 1:750
INDEX PLAN 3899(5)
EG.



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.

53063/12/75-20M-S/2860

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 NUMBER	REGISTERED	TIME	SEAL	INITIALS
NATURE	NUMBER					
Ivor Paul Wildin, Engineer and Frances Roberta Wildin, Married Woman, both of 25 Peters Way, Rossmoyne, as joint tenants		D675030	17.2.88	9.49		
The correct address of the first proprietor is 25 Peter Way, Rossmoyne.		D819585	20.7.88	9.28		
The correct address of the second proprietor is 25 Peter Way, Rossmoyne.		D819586	20.7.88	9.28		
Martin Theodore Ludicke and Anne Maria Ludicke, both of 273 Grey Street, West Albany, as joint tenants.		E191597	15.9.89	10.59		
The correct address of the registered proprietors is now 61 Second Avenue, Bassendean.		G395491	12.2.97	9.34		
Jeffrey Robert Gomm and Valerie Ann Lincon-Gomm both of 12 Drew Lane, Albany as joint tenants.		G643989	24.11.97	11.37		
Peter Ian Tirant-James and Lyra Tirant-James both of 152 Ulster Road, Albany as joint tenants.		G946910	9.11.98	11.43		

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.

PARTICULARS		INSTRUMENT NUMBER	REGISTERED OR LODGED	TIME	SEAL	INITIALS
NATURE	NUMBER					
Mortgage to the Commissioners of the Road and Industries		D675031	17.2.88	9.49		
Bank of Western Australia		D819587	20.7.88	9.28		
to Commonwealth Bank of Australia.		D819583	20.7.88	9.29		
to Commonwealth Development Bank of Australia.		G395491	12.2.97	9.34		
to Advance Bank Australia Ltd.		H145598	24.6.99	8.16		
to Australia & New Zealand Banking Group Ltd.		D819584	20.7.88	20.7.88		
Discharged		E191595	15.9.89	15.9.89		
Discharged		E191596	15.9.89	15.9.89		
Discharged		G643988	24.11.97	24.11.97		

Deposited Plan 222009

Lot	Certificate of Title	Lot Status	Part Lot
563	350/54A	Registered	
564	1117/514	Registered	
568	1871/748	Registered	
571	1393/722	Registered	
572	1451/431	Registered	
573	1002/346	Registered	
574	LR3139/701	Registered	
575	LR3139/702	Registered	
576	1725/842	Registered	
578	1155/213	Registered	
579	1241/274	Registered	
580	1919/570	Registered	
581	LR3139/703	Registered	
582	LR3139/704	Registered	
583	LR3139/705	Registered	
584	1654/687	Registered	
588	1660/564	Registered	
589	LR3139/706	Registered	
590	LR3139/707	Registered	
591	LR3139/708	Registered	
592	1935/708	Registered	
593	1769/694	Registered	
594	1863/72	Registered	
595	LR3139/709	Registered	
596	LR3139/710	Registered	
597	LR3150/630	Registered	
597	LR3150/629 (Cancelled)	Registered	
598	LR3150/629 (Cancelled)	Registered	
598	LR3150/631	Registered	
599	LR3150/632	Registered	
599	LR3150/629 (Cancelled)	Registered	
600	LR3150/633	Registered	
600	LR3150/629 (Cancelled)	Registered	
601	LR3150/629 (Cancelled)	Registered	
601	LR3150/634	Registered	
602	LR3150/635	Registered	
602	LR3150/629 (Cancelled)	Registered	
603	LR3150/614 (Cancelled)	Registered	
603	LR3150/615	Registered	
604	LR3150/616	Registered	
604	LR3150/614 (Cancelled)	Registered	
605	LR3150/614 (Cancelled)	Registered	
605	LR3150/617	Registered	
606	LR3150/618	Registered	
606	LR3150/614 (Cancelled)	Registered	

Deposited Plan 222009

Lot	Certificate of Title	Lot Status	Part Lot
607	LR3150/619	Registered	
607	LR3150/614 (Cancelled)	Registered	
608	LR3150/614 (Cancelled)	Registered	
608	LR3150/620	Registered	
609	LR3150/621	Registered	
609	LR3150/614 (Cancelled)	Registered	
610	LR3150/622	Registered	
610	LR3150/614 (Cancelled)	Registered	
611	LR3150/614 (Cancelled)	Registered	
611	LR3150/623	Registered	
612	LR3150/614 (Cancelled)	Registered	
612	LR3150/624	Registered	
613	LR3150/625	Registered	
613	LR3150/614 (Cancelled)	Registered	
614	LR3150/614 (Cancelled)	Registered	
614	LR3150/626	Registered	
615	LR3150/627	Registered	
615	LR3150/614 (Cancelled)	Registered	
616	804/13	Registered	
617	LR3150/614 (Cancelled)	Registered	
617	LR3150/628	Registered	
618	1352/711	Registered	
619	1115/827	Registered	
620	2042/523	Registered	
621	2124/580	Registered	
622	2124/581	Registered	
625	1903/111	Registered	

A 11251 - Amend - Sub 102 - 93 pg 1562

Loc 2
No. 102/103

Sub 94

Sub 93

Sub 91

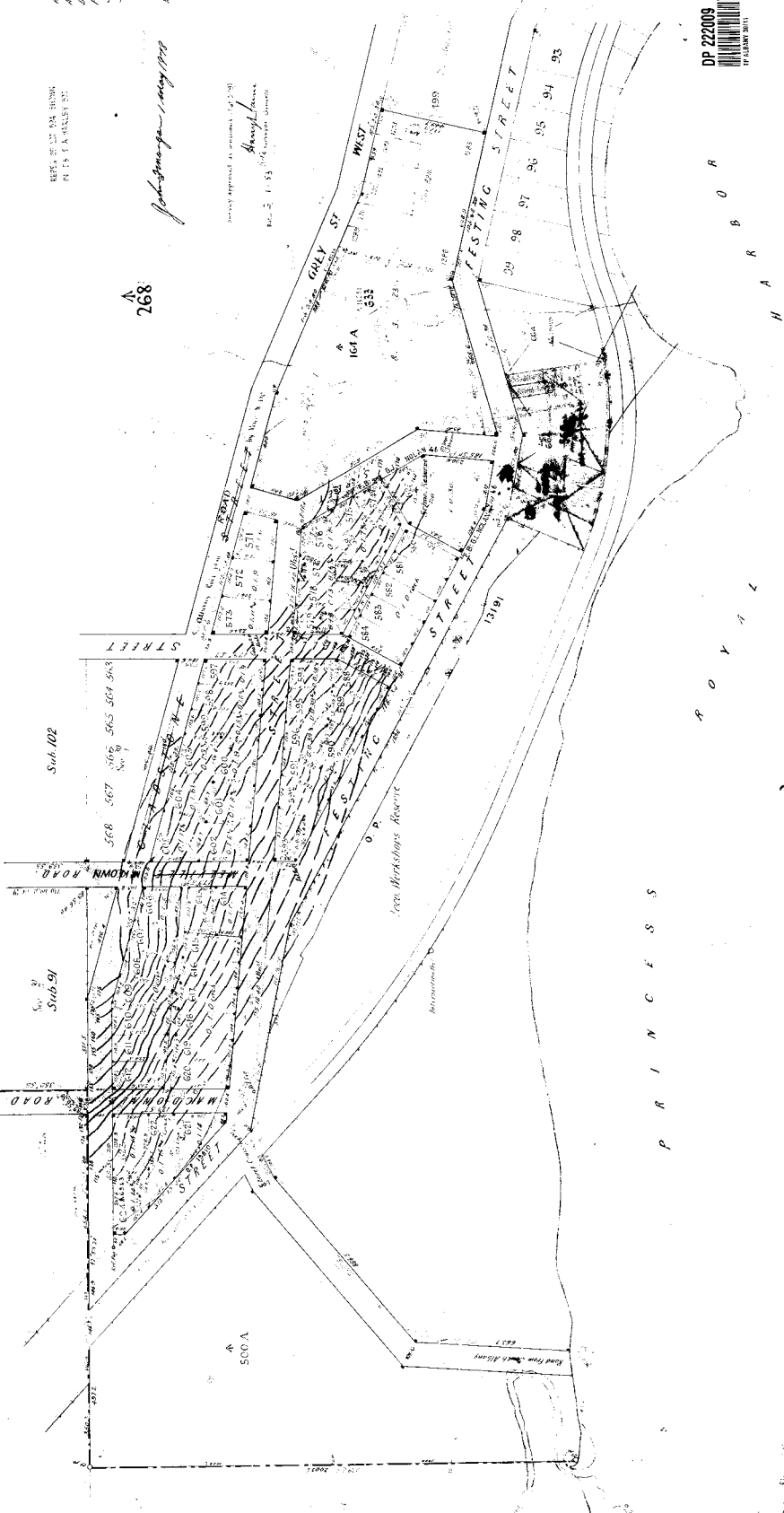
Sub 102

REFS: OF THE DA SHOWING
IN EN 5 A. WALLEY ST.

Additional 1: 10% Albany (Amend)
Amend Observed from the corner 5.60
Date of survey: 17th Sep 2010
Field Book: No. 71 Pages: 1 to 3
Scale: 1:250
Surveyed by: [Signature]

[Signature]
10/10/2010

Survey approved in accordance with 10/10/2010
[Signature]
10/10/2010



DP 222009
17 FEBRUARY 2011

TOWNSITE PLAN
ALBANY 30/11

NOTE: In instances where the DA is not available, the DA is to be taken as the DA.

These notes are to be read in conjunction with the DA and the DA is to be taken as the DA.



Page No: 1



Scale: 1:750
 Job No.: 37574168
 Sequence No.: 244558081
 Print Date: 11 Sep 2024



WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED
 Apply for approval to work near our assets at:
[Working near assets \(watercorporation.com.au\)](http://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.

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

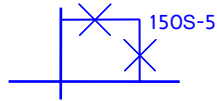
FIRE SERVICES

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

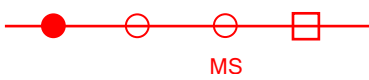
TR transformer rectifier



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

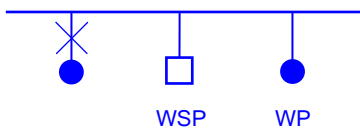
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



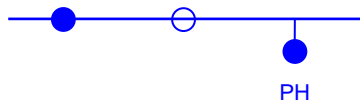
FLOWMETER

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

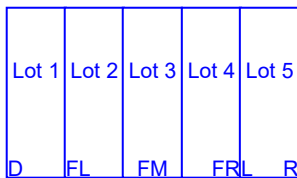
May not be visible.

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.

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 : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1

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)**

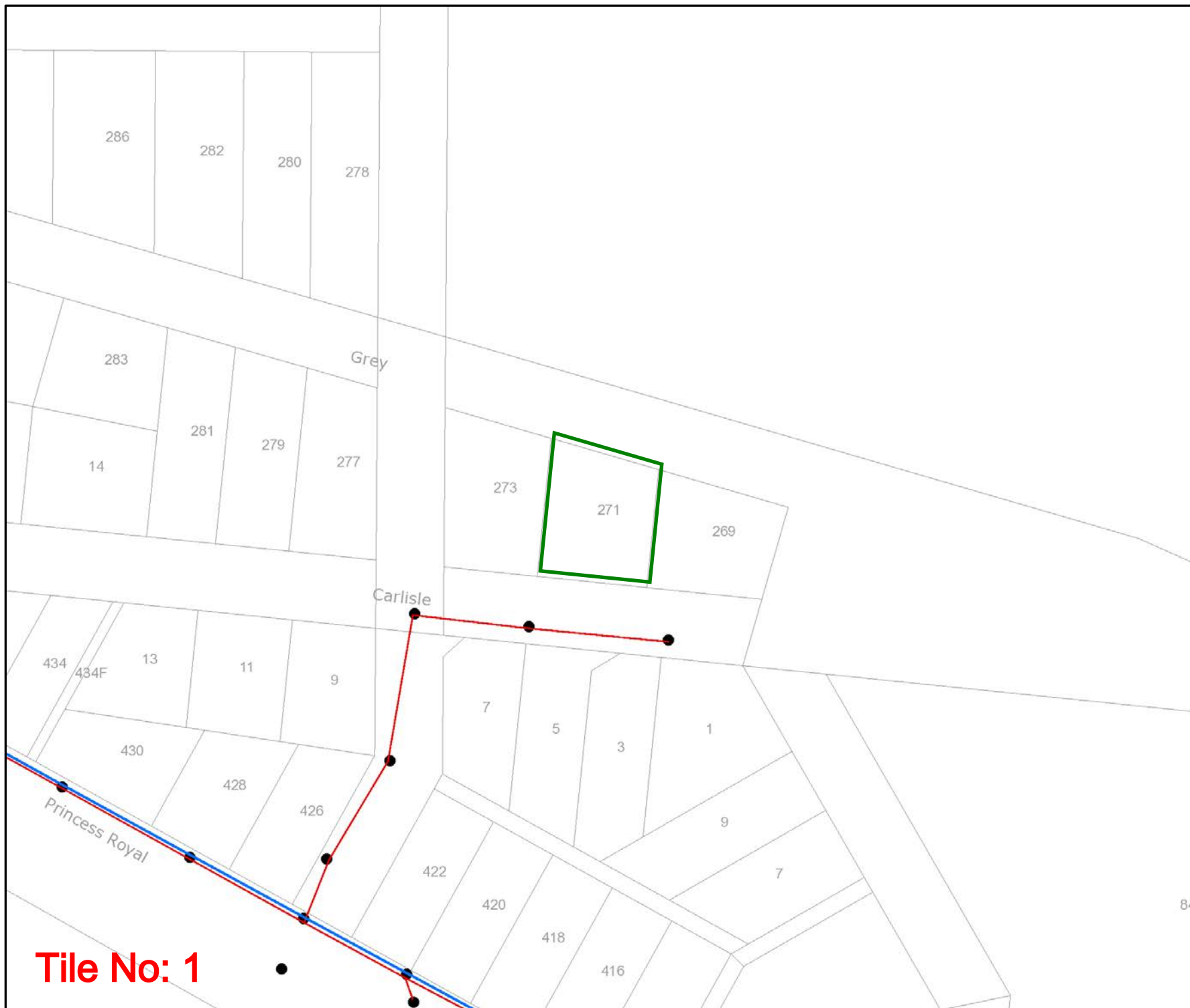
**This map is INDICATIVE ONLY.
Check that you have enough
clearance from the DANGER ZONES
near overhead powerlines.**

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

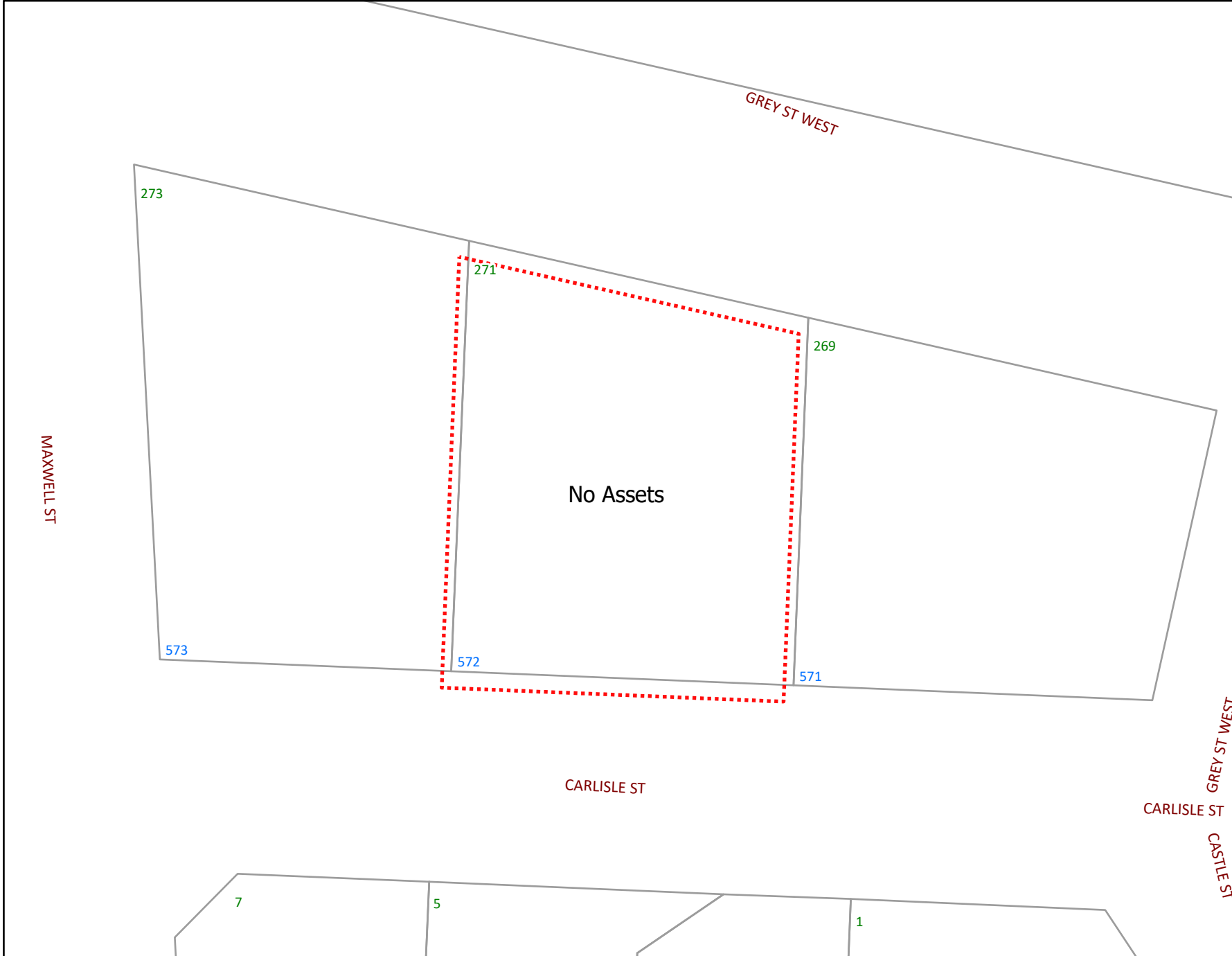
Information valid for 30 days
from date of issue

A4 Scale : 1:1500


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



Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

 BYDA Enquiry

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

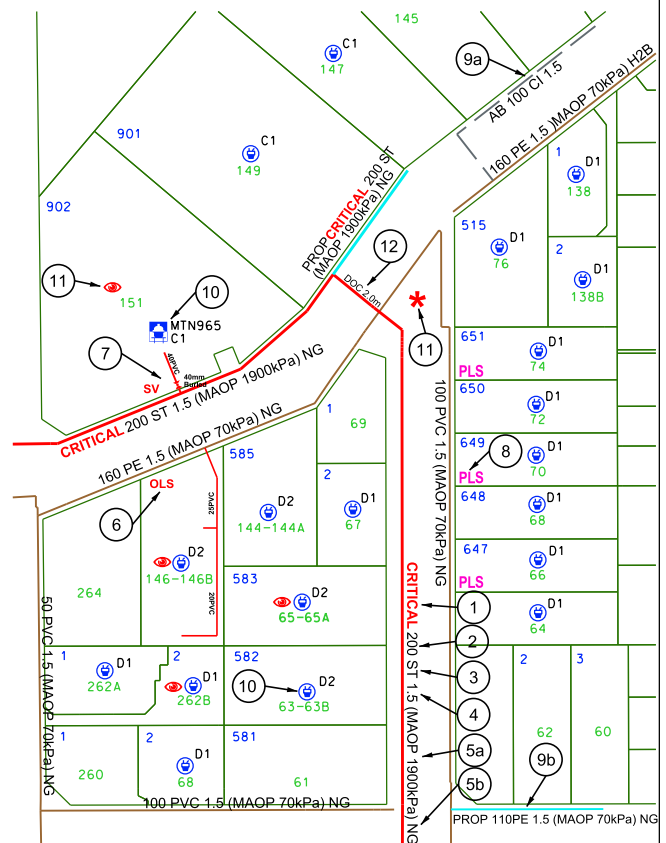
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

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

Asset Identification Legend

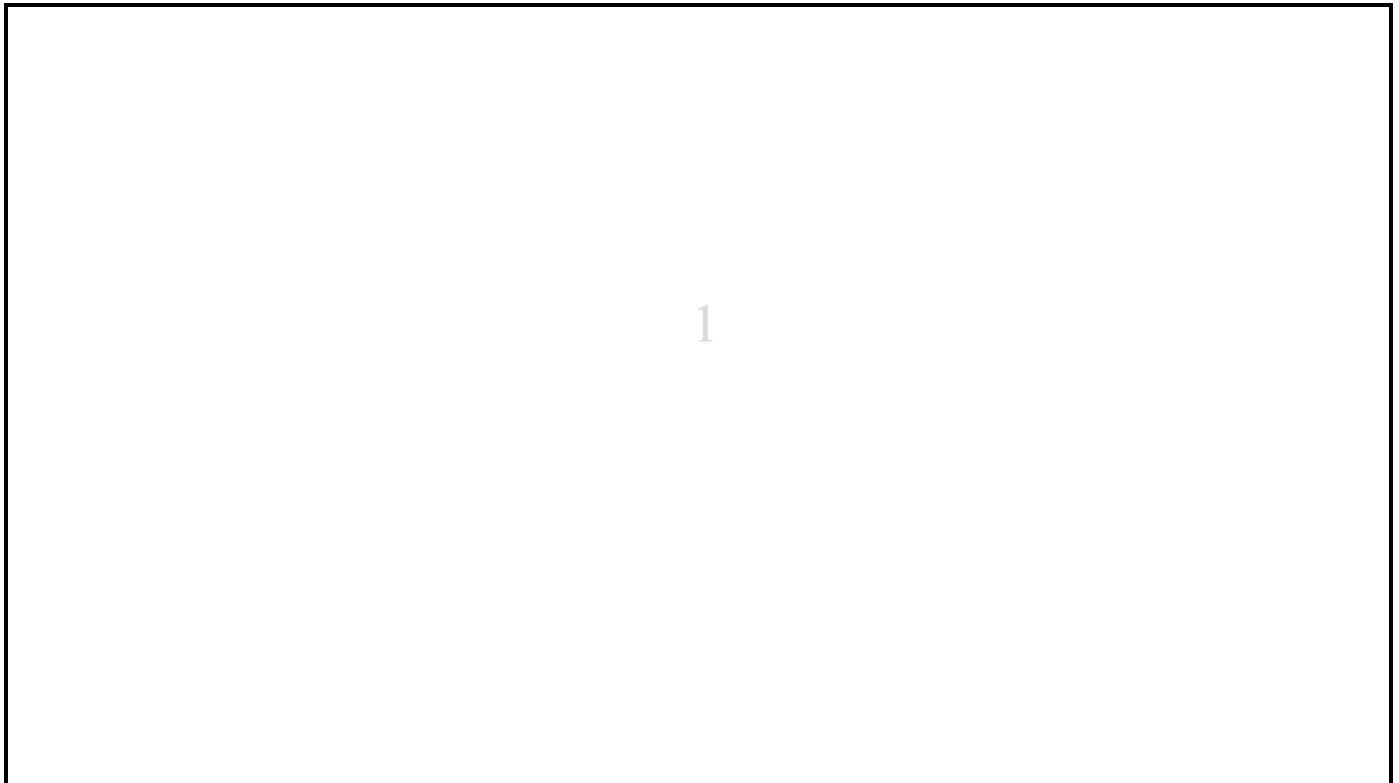
1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b)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



To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	37574168	
Sequence #	244558079	
Issue Date:	11/09/2024	
Location:	271 Grey St West , Mount Melville , WA , 6330	

Indicative Plans

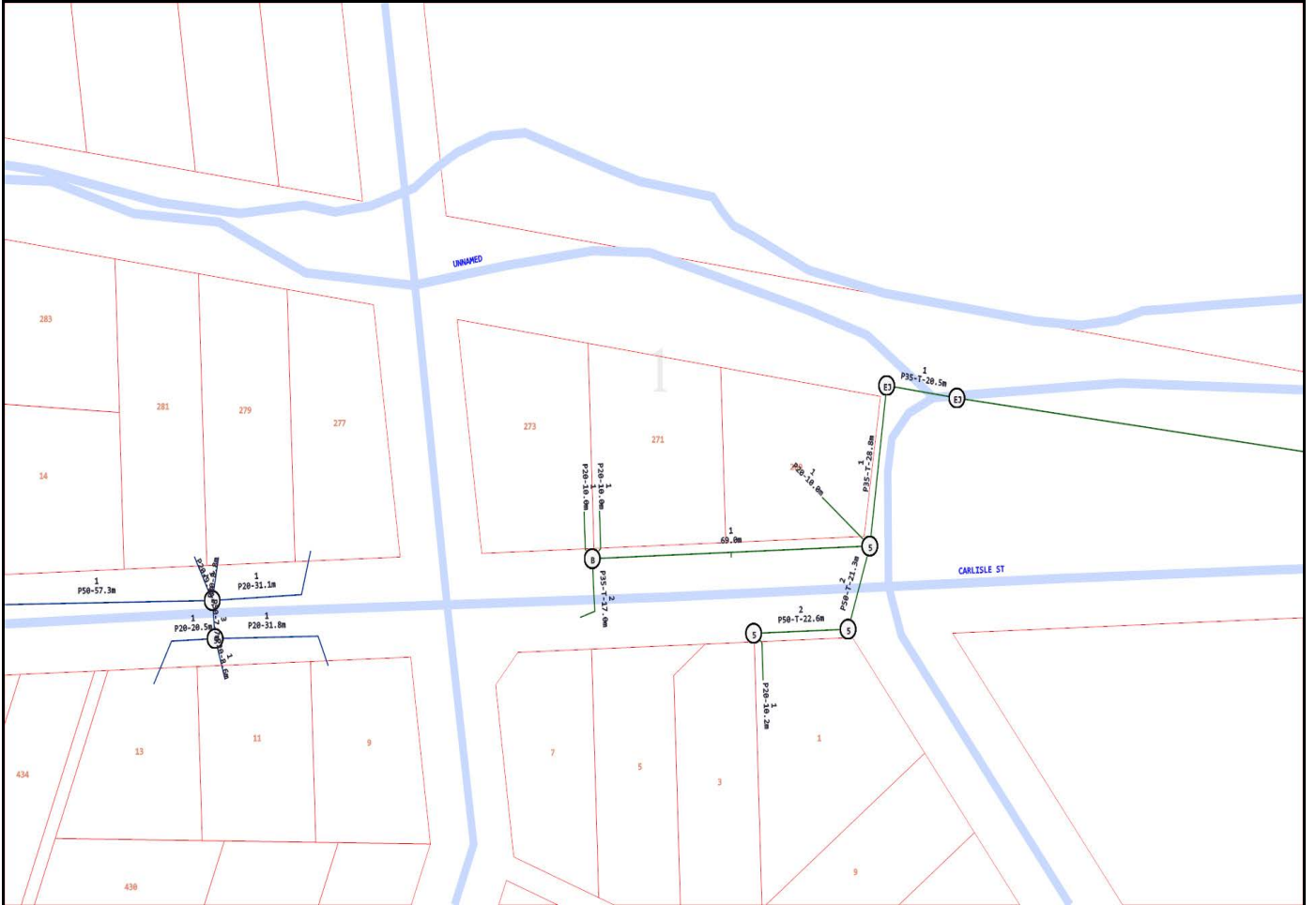




LEGEND



	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
	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: 244558080

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.

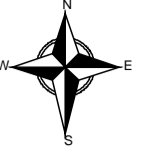
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 11/09/2024 19:23:16

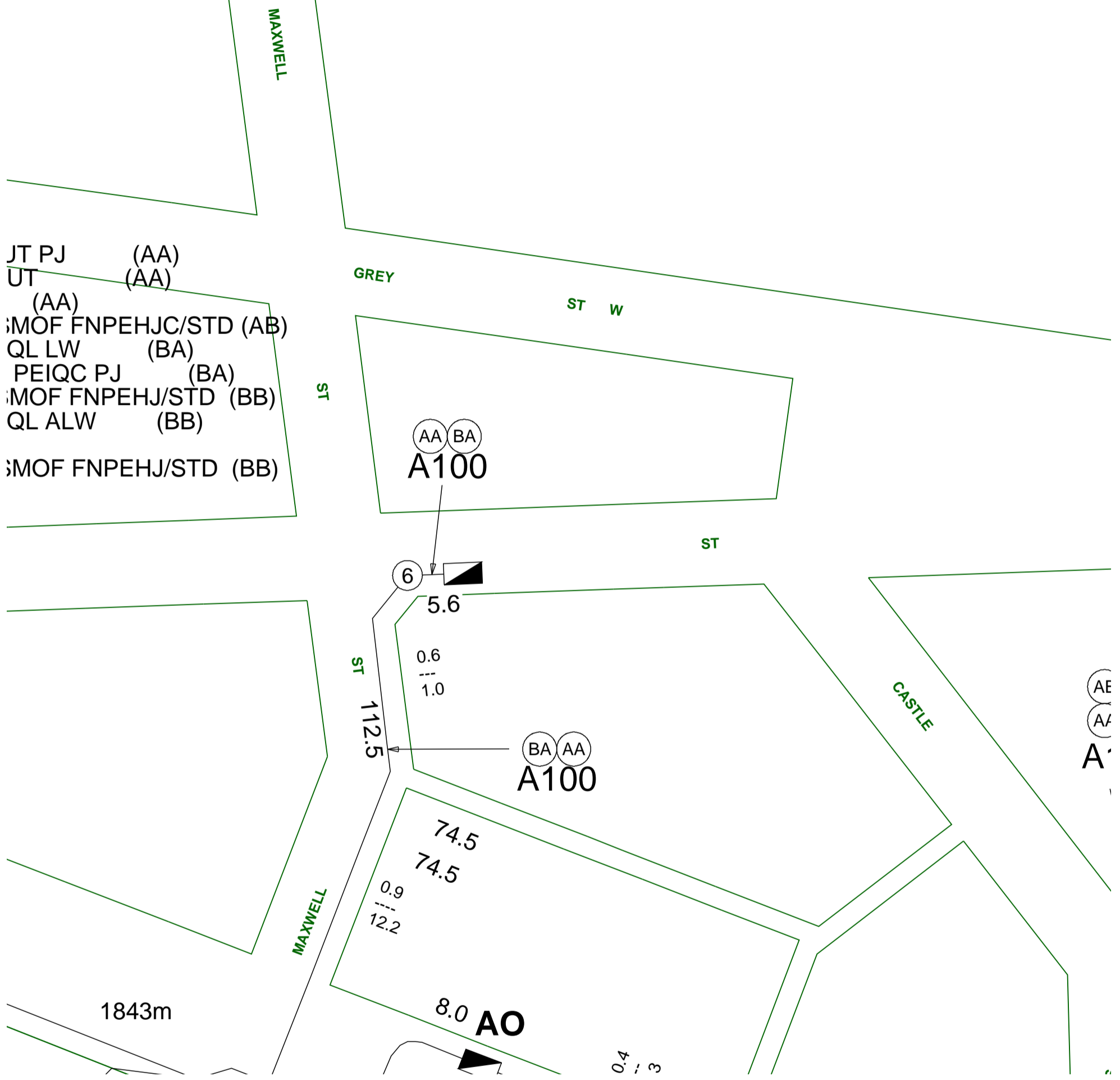
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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



74/0.90 PIQL LW (BA)
 1-2 2/1.27 PEIQC PJ (BA)
 30 60F/- SMOF FNPEHJ/STD (BB)
 50/0.90 PIQL ALW (BB)
 12 12F/- SMOF FNPEHJ/STD (BB)



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: 244558080

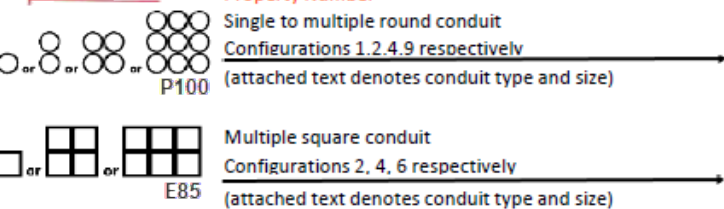
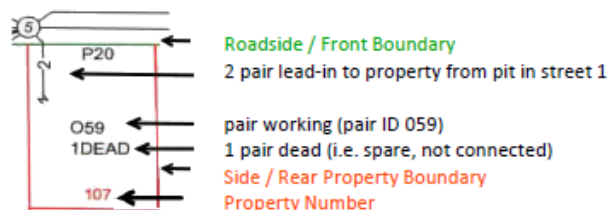
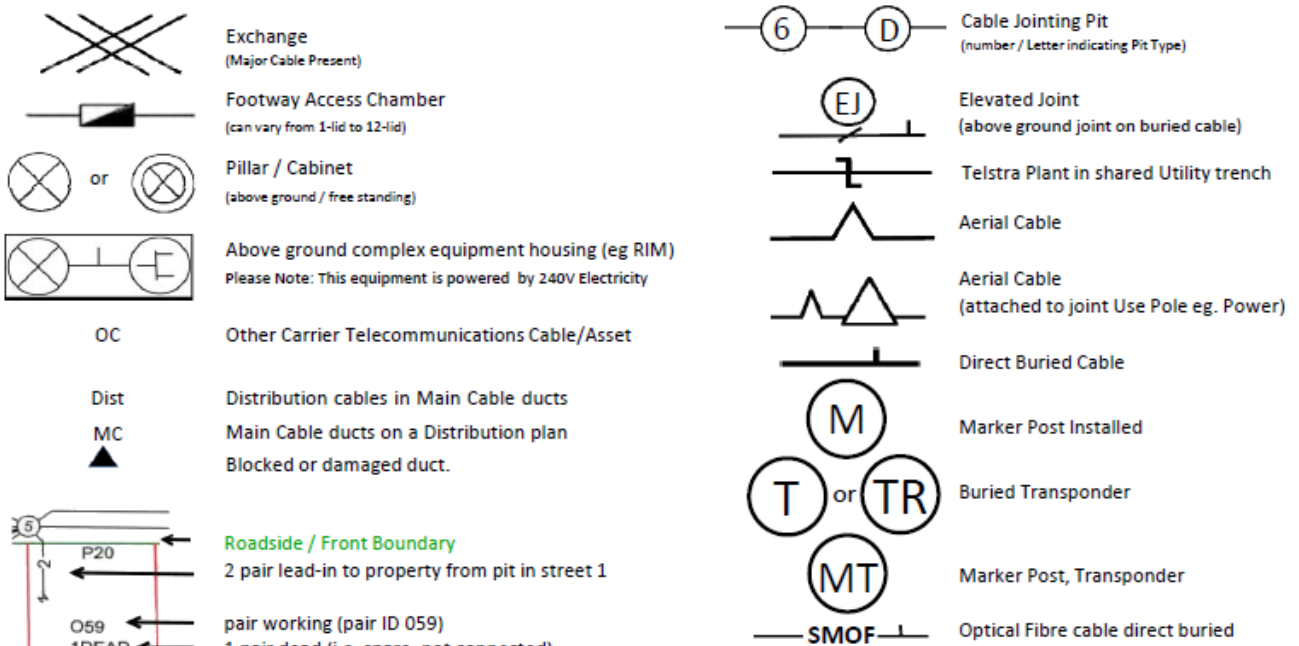
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 11/09/2024 19:23:17

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.

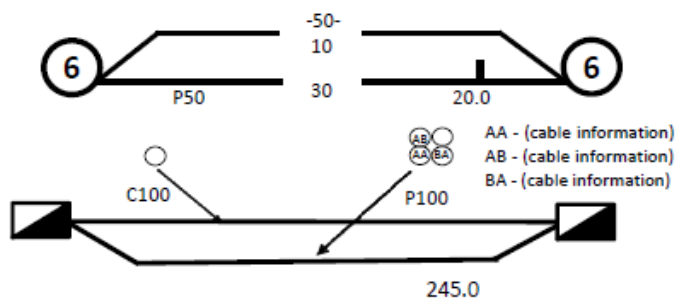
LEGEND



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 [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

17/09/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 271 GREY STREET WEST, MOUNT MELVILLE, WA 6330

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 **\$1000.00 - \$1250.00 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,



Katie Donnison

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.