

FOR SALE



Offers Above \$450,000

Boundaries are Approximate

18 EDINBURGH ROAD, MCKAIL



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

MAGIC FIND IN MCKAIL

- Expansive 2,649 sqm block in desirable McKail location
- Subdivision potential (subject to council approval)
- Three-bedroom, one-bathroom home with garage and carport
- Opportunity for renovation, extension, or redevelopment
- Family-friendly suburb close to schools, parks, and amenities



 **3**  **1**  **2**  **2649 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

18 EDINBURGH ROAD, MCKAIL



Specification

Asking Price	Offers Above \$450,000	Land Size	2649.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R30
Parking	2	School Zone	Mount Lockyer Primary School / N.A.S.H.S
Sheds	1	Sewer	Yes
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$1,564.13	Building Construction	Fibro / Tile
Water Rates	\$2,067.26	Insulation	N/A
Strata Levies	N/A	Built/Builder	1960
Weekly Rent	N/A	BAL Assessment	N/A

-- Map Viewer Plus --

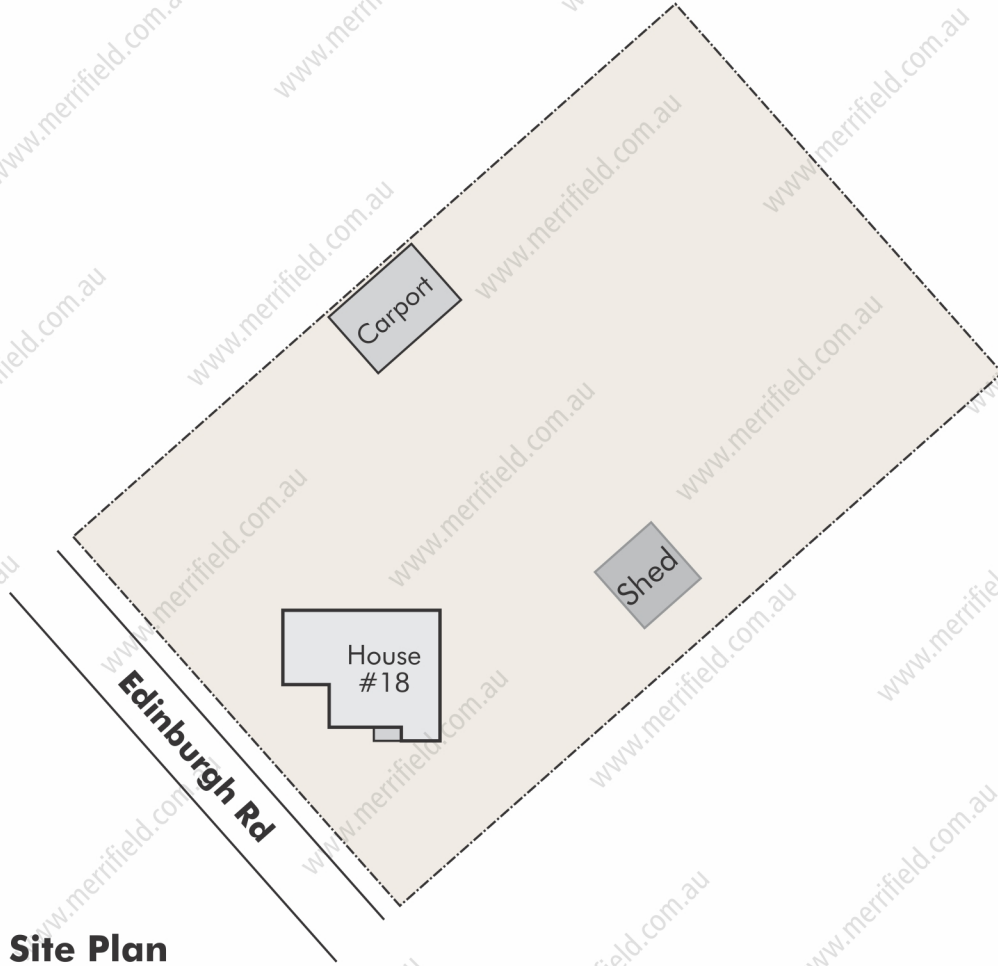


Author: Created: 13 November 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

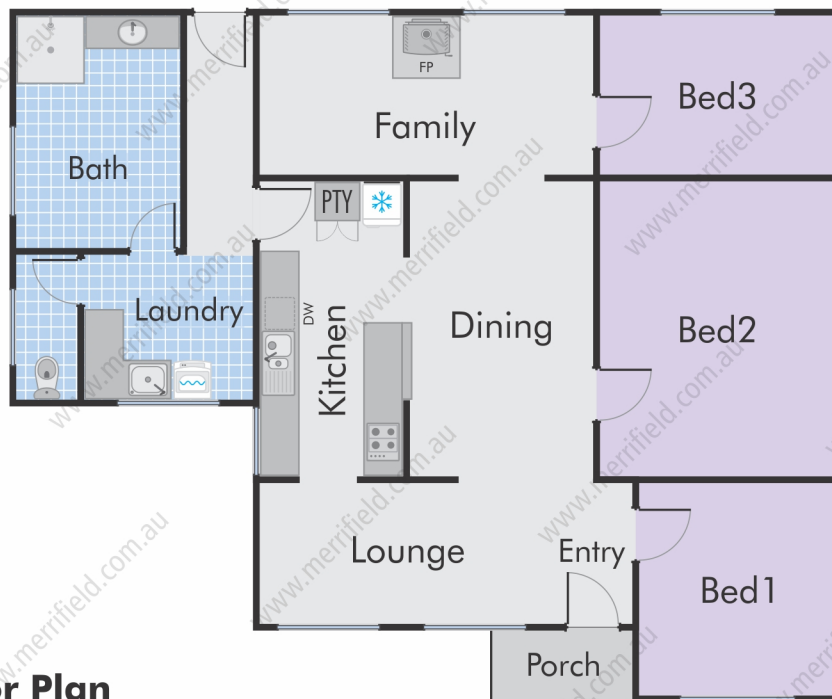
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0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.



Site Plan



Floor Plan

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

1982 792

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 100 ON DIAGRAM 78589

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GREGORY BRUCE ELLIOTT
MARYANNE ELLIOTT
AS JOINT TENANTS IN 1/2 SHARE
MARYANNE ELLIOTT
IN 1/2 SHARE
ALL OF 5 SNOOK WAY, KARRATHA
AS TENANTS IN COMMON

(T K309955) REGISTERED 17/8/2007

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: 1982-792 (100/D78589)
PREVIOUS TITLE: 1138-707
PROPERTY STREET ADDRESS: 18 EDINBURGH RD, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application F382490
Volume 1138 Folio 707

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

CT 1982 792



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 1st December, 1993

G. Sach
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 381 and being Lot 100 the subject of Diagram 78589, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

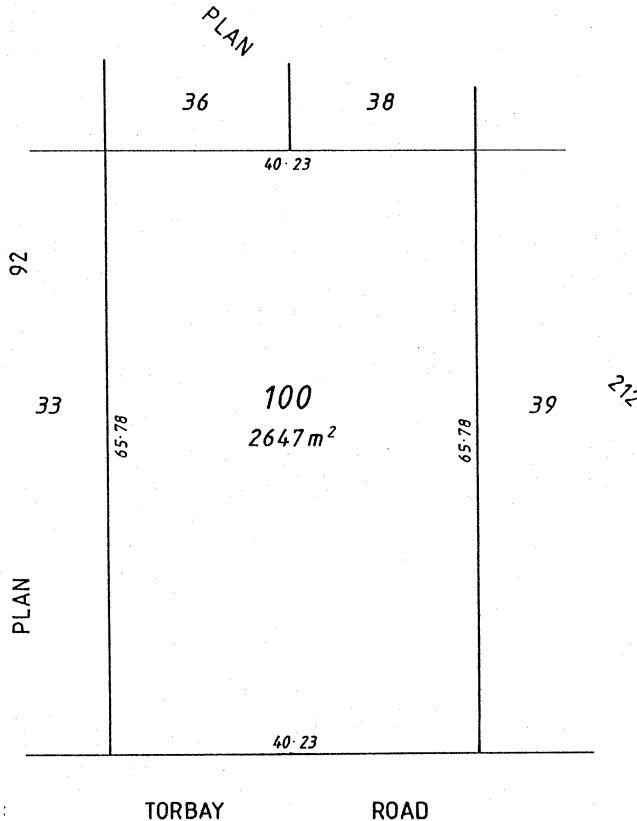
Hilda Anderson of 18 Edinburgh Road, Albany.



SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



SCALE 1:600
K. MM

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

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1982 792
VOL. FOL.

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

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
John Stuart Dunbar and Marianne Dunbar, both of Post Office Box 2009, Albany, as joint tenants. John Stuart Dunbar of Post Office Box 2009, Albany. The correct address of the registered proprietor is now 18 Edinburgh Road, Albany.	Transfer	F382491	1.12.93	12.22		
	Transfer	G377727	21.1.97	11.46		
	By	G925733	13.10.98	15.38		

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

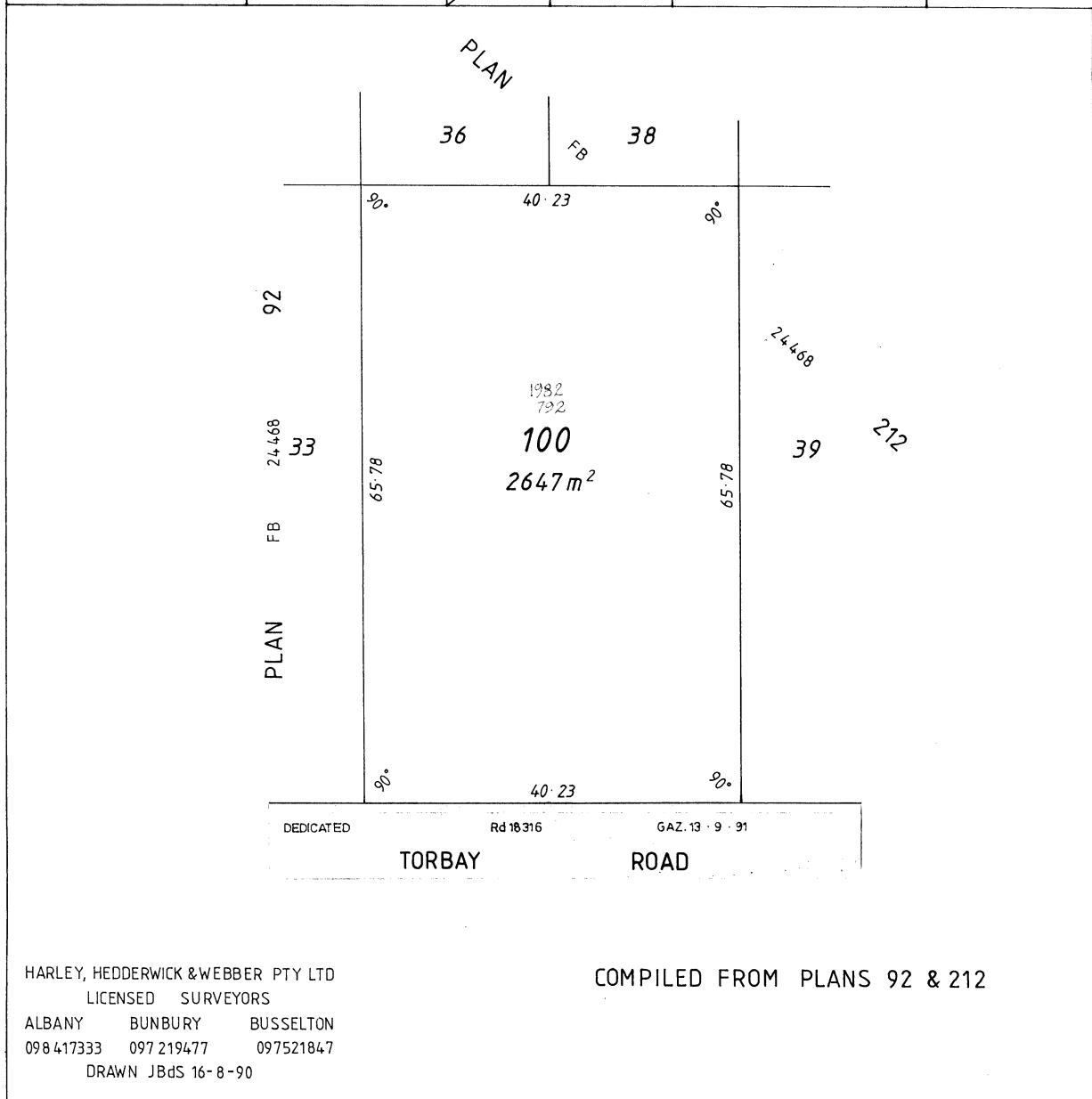
INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Mortgage	to Health Services Credit Union Society Ltd.	13.10.98	15.38					

CERTIFICATE OF TITLE VOL-1982 FOL792

Diagram 78589

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
100	1982/792	Registered	

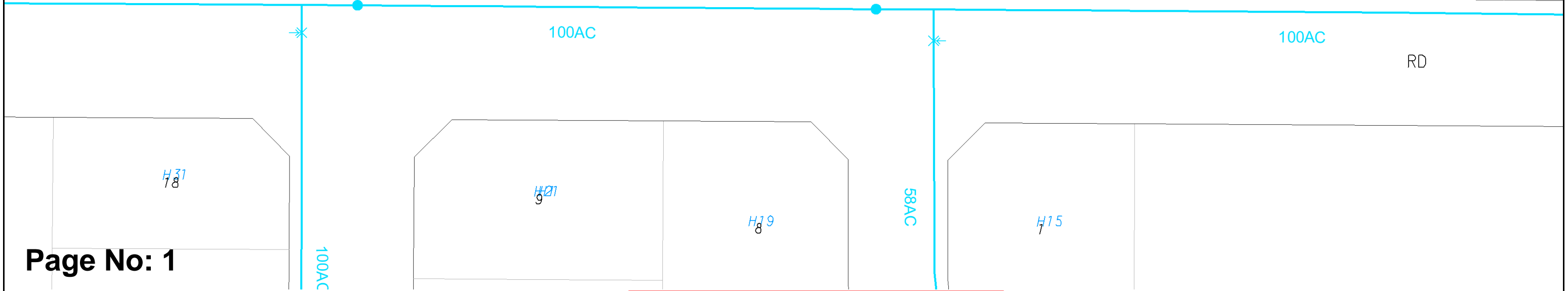
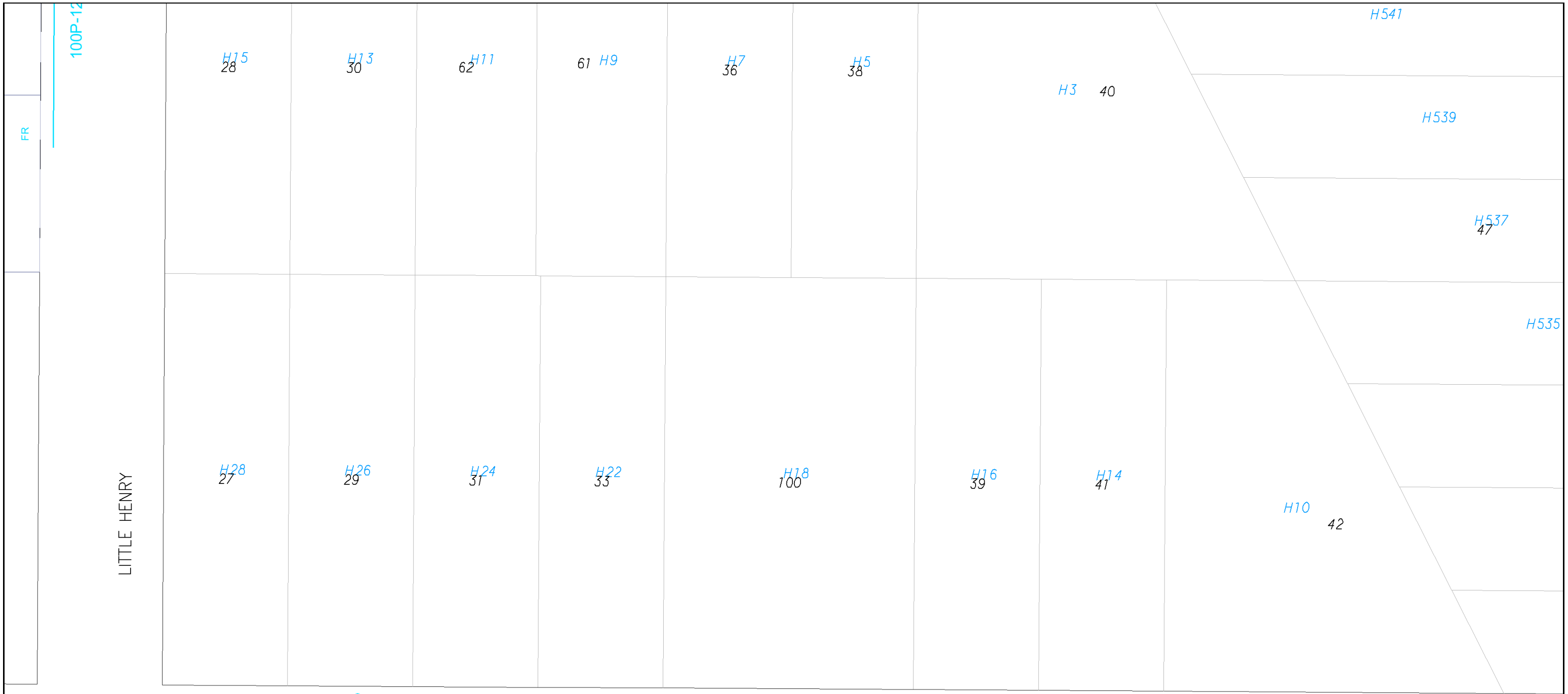
Town or District	Number of Lot or Location	Field Book	Scale	Certificate in which Land is Vested	Area S
PLANTAGENET	LOTS 35 & 37 OF LOC 381	/	1:500	Vol. 1138, Fol. 707.	



SURVEYOR'S CERTIFICATE		ON	IN ORDER FOR DEALINGS
I, <u>Harley Hedderwick & Webber Pty Ltd</u> hereby certify that (a) this survey was performed by me personally (or under my personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961; or (b) This plan is correct, was prepared under my supervision and is the result of calculations from measurements made by me (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.		PLAN <u>92</u>	SUBJECT TO
Date <u>16 AUGUST 90</u> Licensed Surveyor <u>[Signature]</u> COMPILED		DIAGRAM	FOR INSPECTOR OF PLANS & SURVEYS DATE
APPROVED BY STATE PLANNING COMMISSION	REGISTERED	INDEX <u>CORIMUPBK 26(2)09.08</u>	APPROVED <u>[Signature]</u> <u>21-9-90</u>
FILE <u>79202</u>		EXAMINED <u>[Signature]</u> A. REID	INSPECTOR OF PLANS & SURVEYS DATE
DATE <u>22-8-90</u>	<u>79696</u>	DOCKET <u>DIA 75348</u>	OFFICE OF TITLES DIAGRAM
	<u>5678 \$90</u> <u>24.8.90</u>	CERTIFIED CORRECT	78589
		FOR INSPECTOR OF PLANS & SURVEYS DATE	

8896





Page No: 1

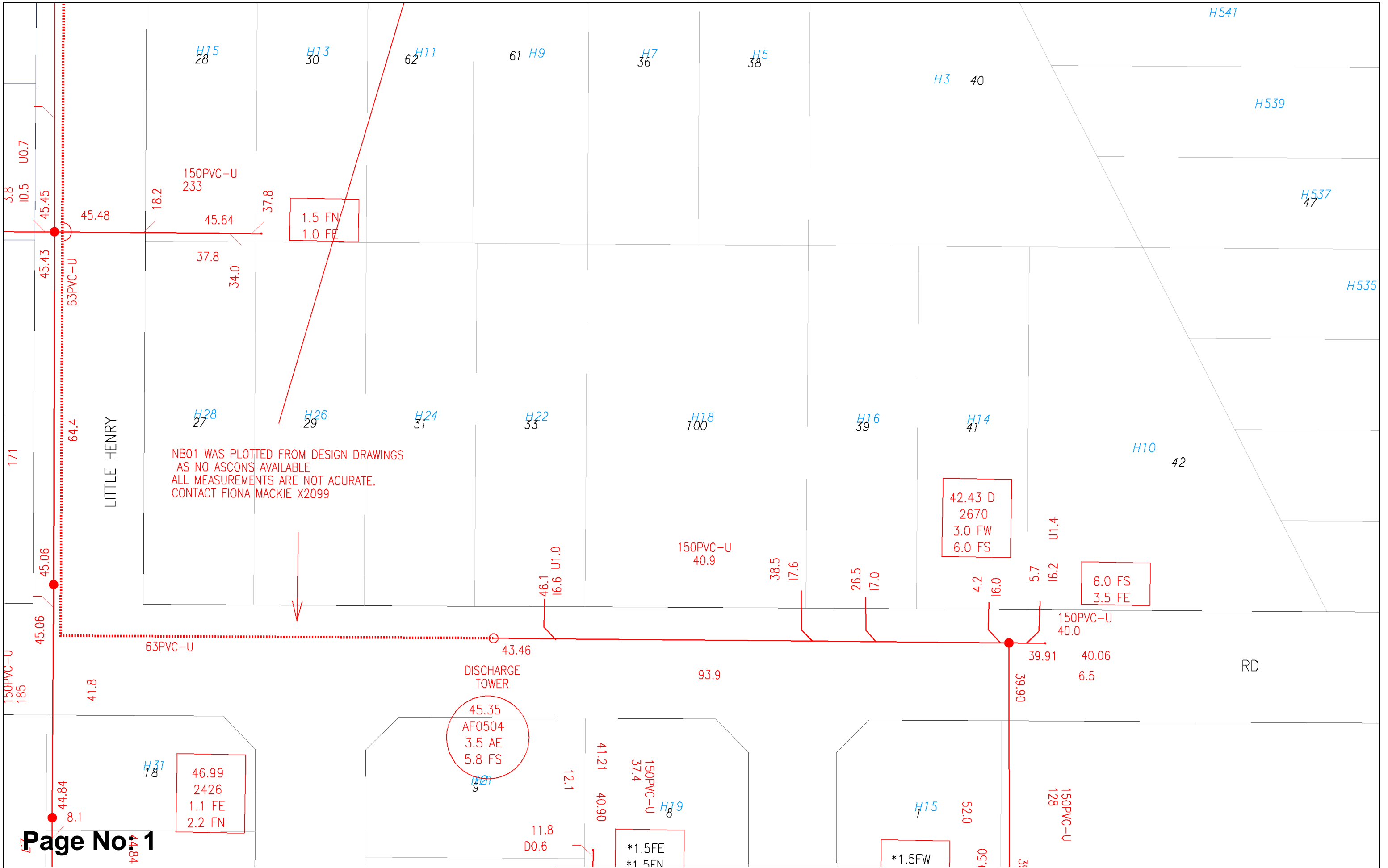


Scale: 1:750
 Job No.: 38050636
 Sequence No.: 247421671
 Print Date: 13 Nov 2024



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.



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 Job No.: 38050636
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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)

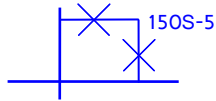
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

	<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.



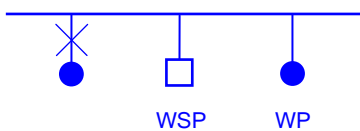
HAZARDOUS MANHOLE

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



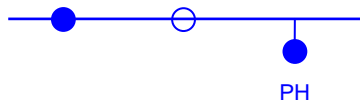
FLOWMETER

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

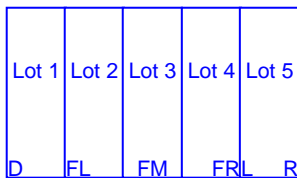


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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.



SOUTH PERTH PS1

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)

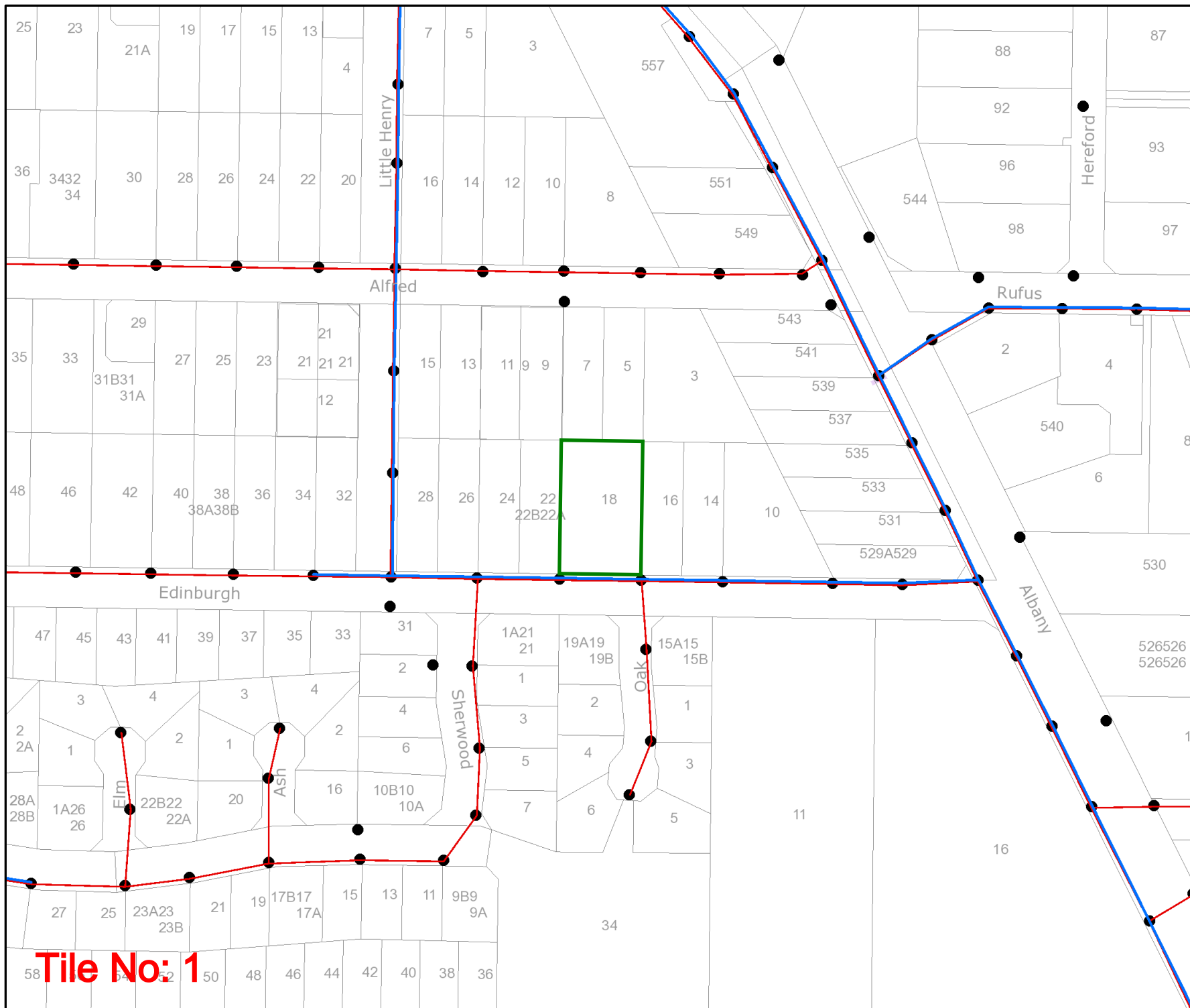
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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	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	HV Termination
Pillar	LV Termination
Transformer site	

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)

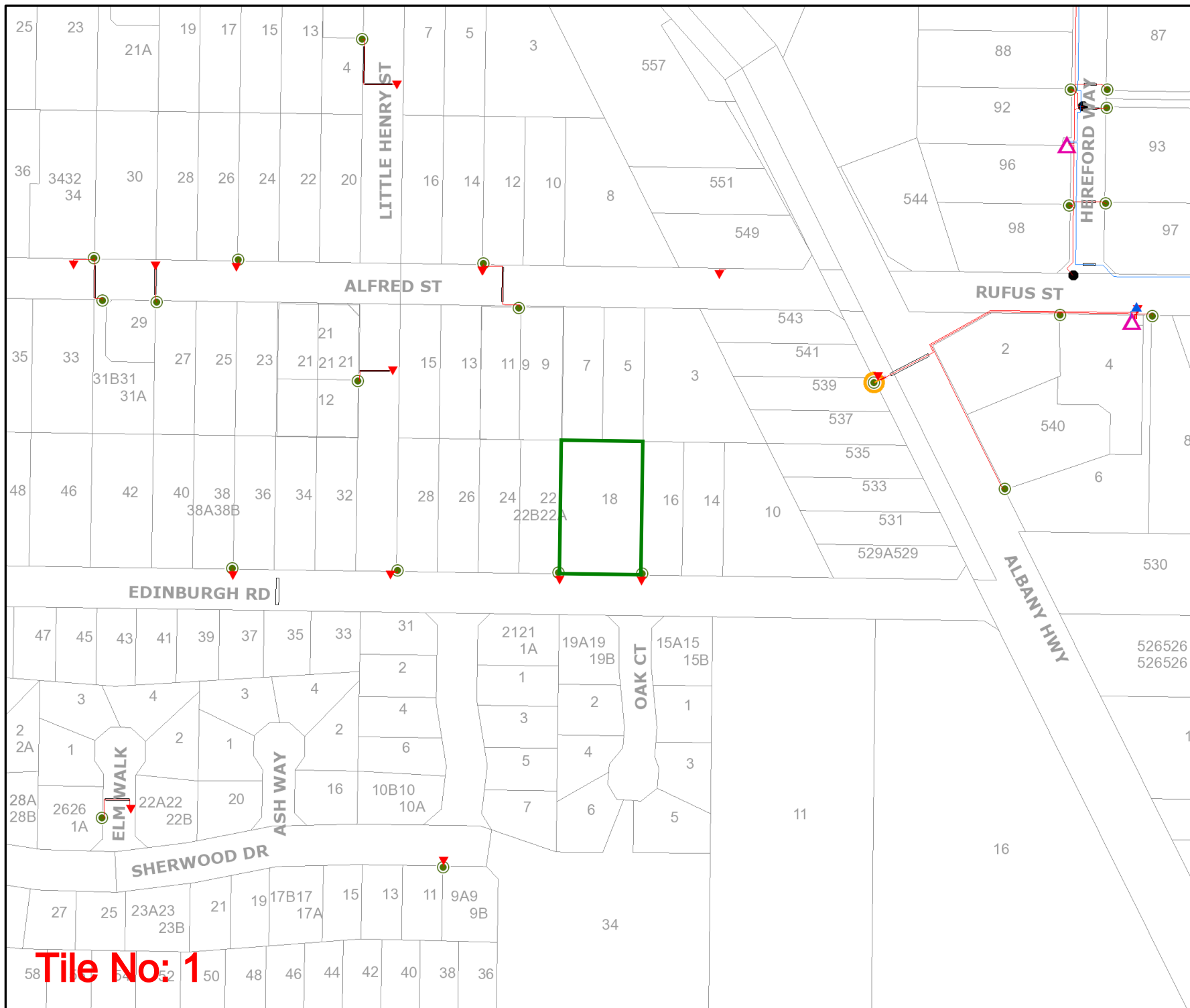
This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.

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



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

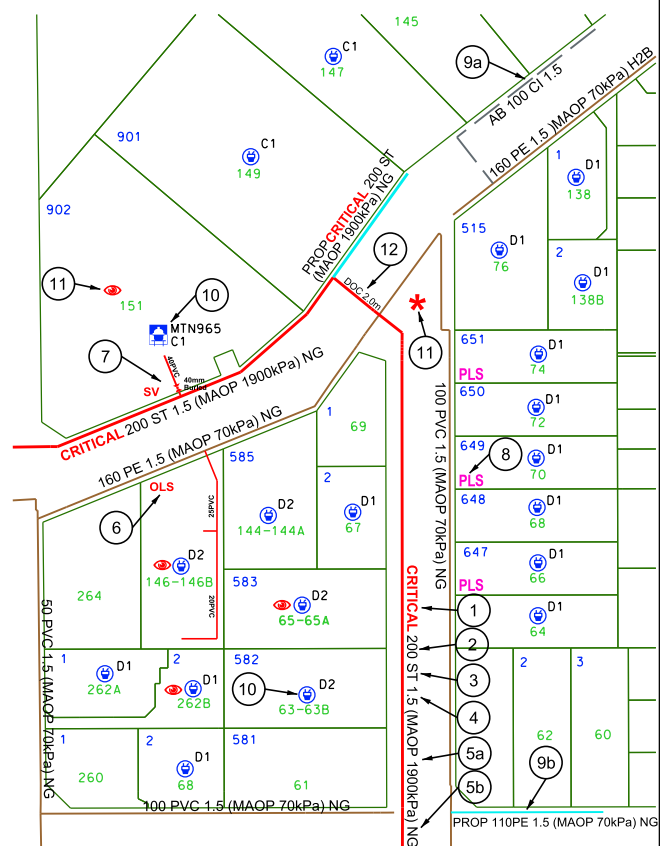
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

FEATURES

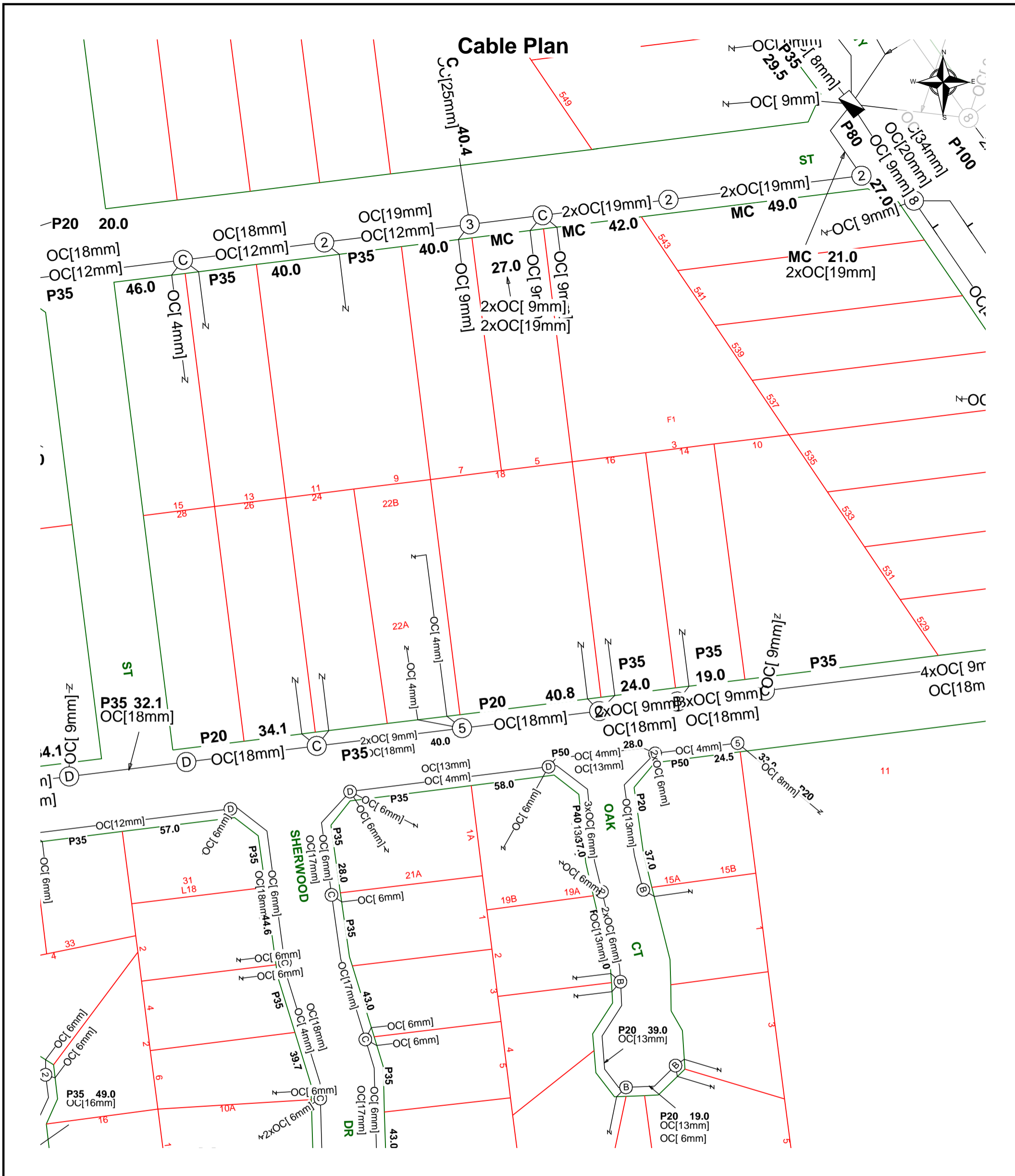
- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not 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.



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: 247421670

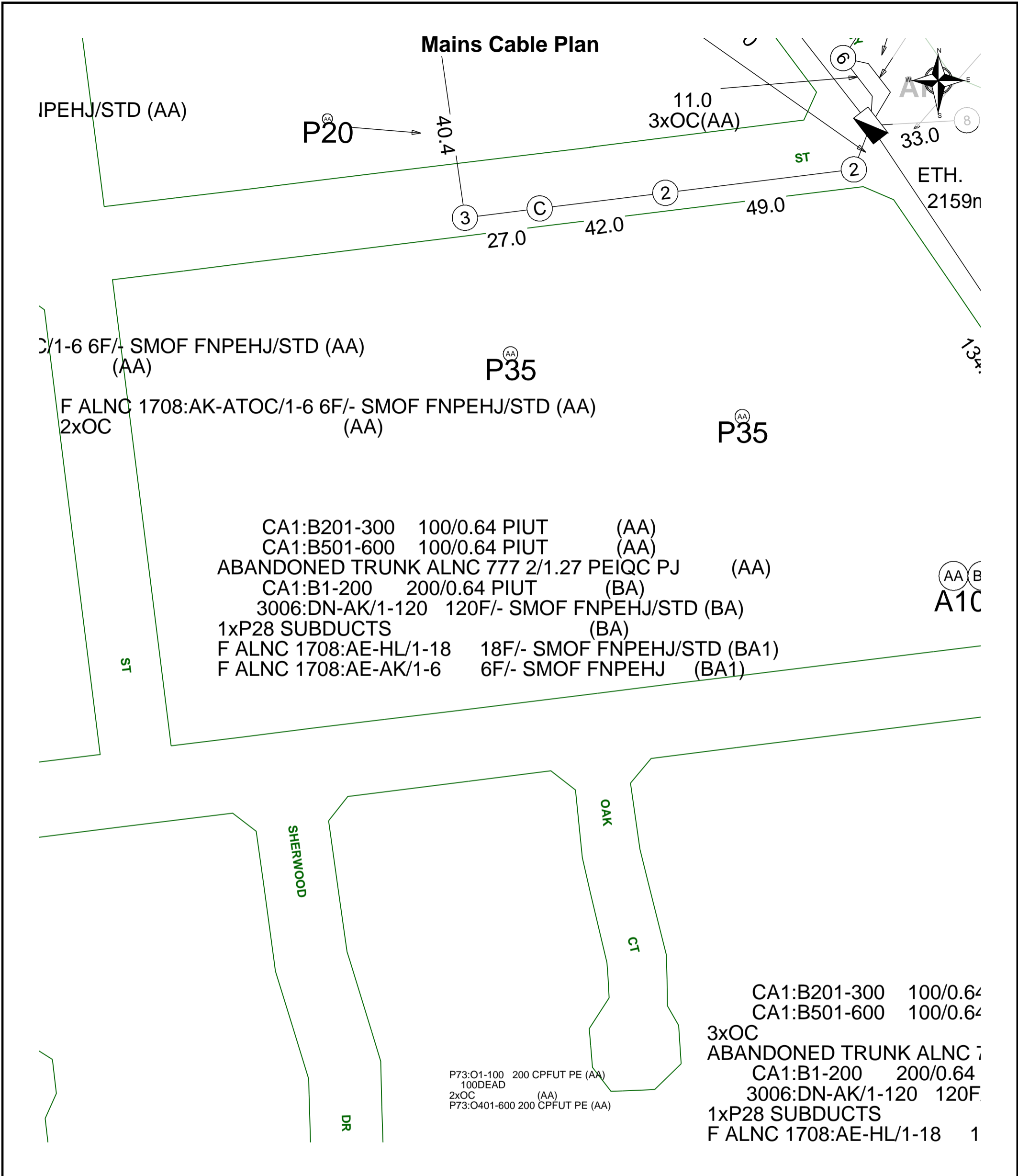
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.


TELSTRA LIMITED A.C.N. 086 174 781

Generated On 13/11/2024 16:00:46

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.



	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: 247421670
	TELSTRA LIMITED A.C.N. 086 174 781	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.
Generated On 13/11/2024 16:00:47		

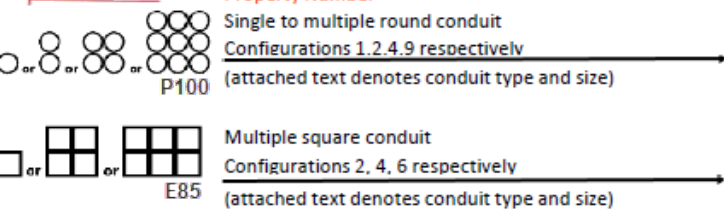
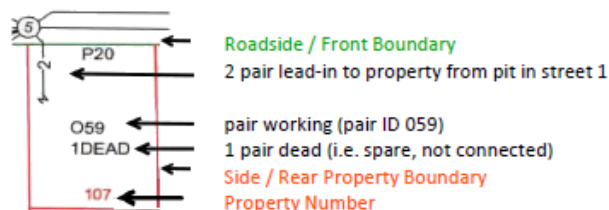
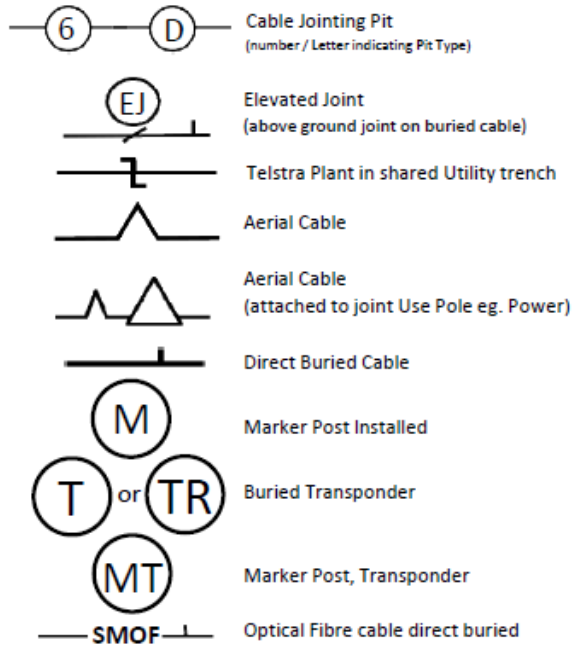
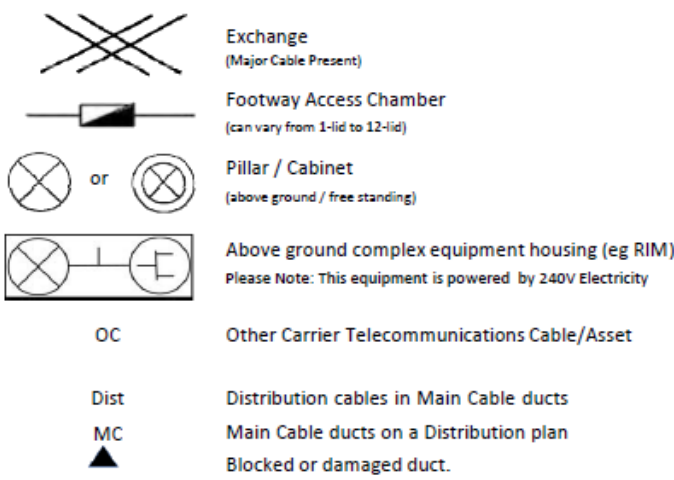
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See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2

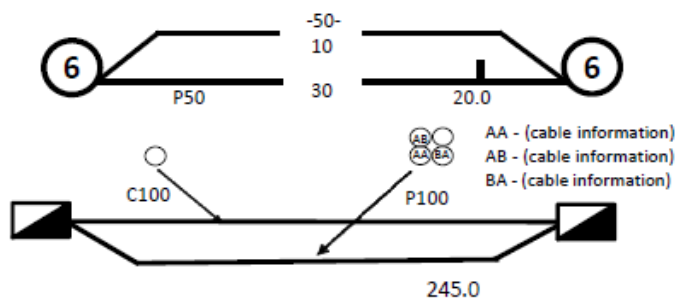
LEGEND



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:

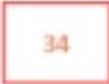




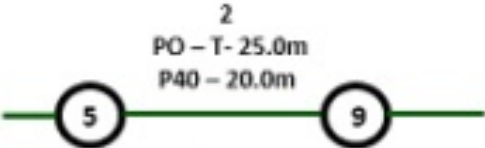






- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

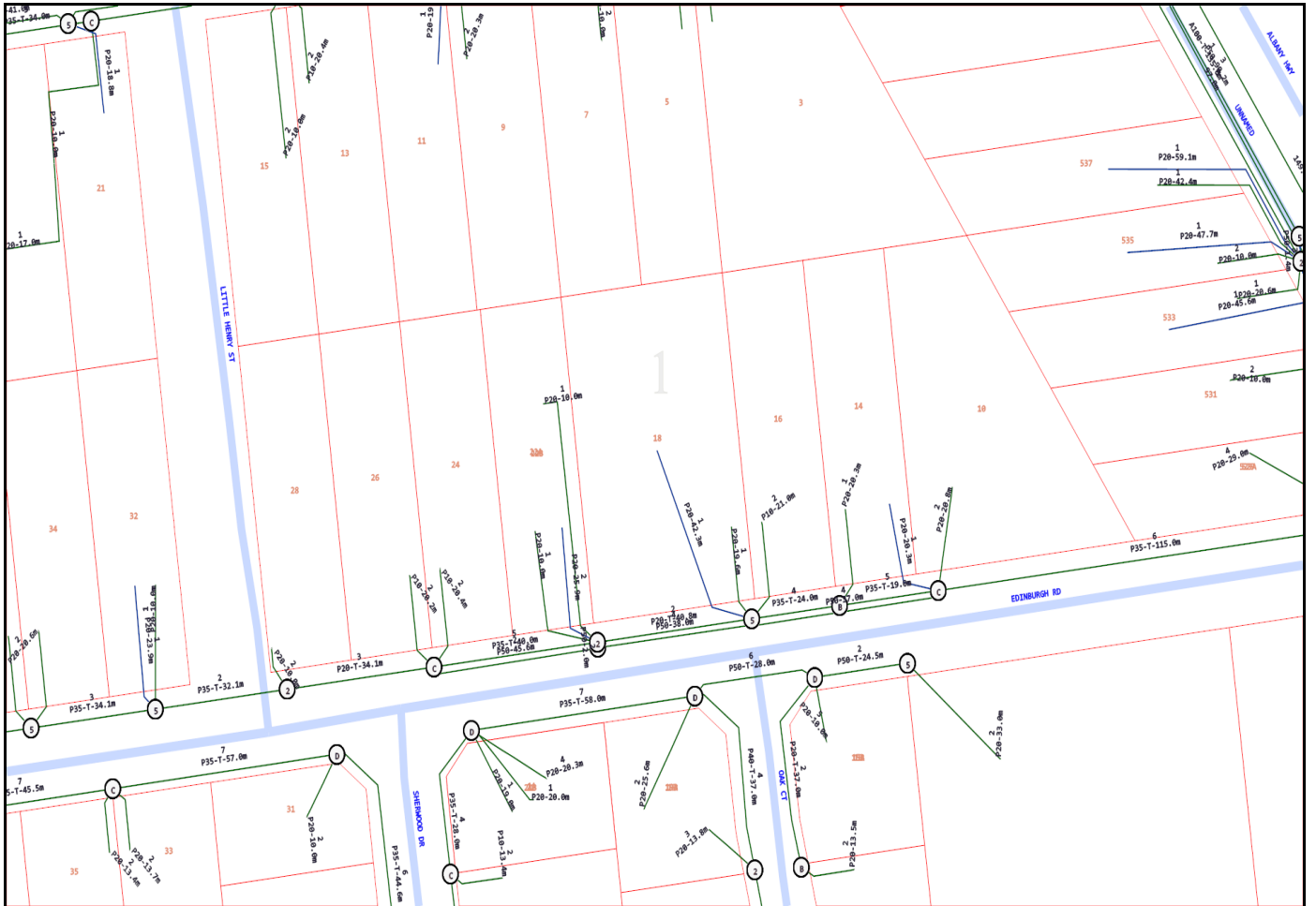
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



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