

FOR SALE



Offers Above \$1,790,000

17 GOLF LINKS ROAD, MIDDLETON BEACH



SEASIDE LUXURY WITH ACCENT ON COMFORT

- Beautiful, fully renovated home, superior appointments throughout
- Several spacious indoor and outdoor living areas, manicured gardens
- Amazing kitchen, lots of sun & natural light, large bedrooms, solar panels
- Garage has extra height & depth, mezzanine storage, three phase power
- Walk to the beach, eateries, bars & recreation, short distance to CBD



5 **2** **2** **618 m2**

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

17 GOLF LINKS ROAD, MIDDLETON BEACH



Specification

Asking Price	Offers Above \$1,790,000	Land Size	618.00 m2
Bedrooms	5	Frontage	18.99 m
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	4	Zoning	Residential / R40
Parking	2	School Zone	Albany Primary School & ASHS
Sheds	N/A	Sewer	Connected
HWS	Heat Pump and Electric Storage	Water	Scheme Connected
Solar	6kW Solar Panels	Internet Connection	NBN Available
Council Rates	\$3,048.88	Building Construction	Double Brick & Tile/ CBond
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	1997
Weekly Rent	\$850 - \$900	BAL Assessment	N/A

-- Map Viewer Plus --



Created: 27 May 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

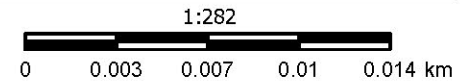
1:282

0 0.003 0.007 0.01 0.014 km

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Please refer to original documentation for all legal purposes.



Created: 27 May 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2799 699

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 205 ON DEPOSITED PLAN 74810

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DAVID GEORGE KILPATRICK
DIANE JOY KILPATRICK
BOTH OF 17 GOLF LINKS ROAD MIDDLETON BEACH WA 6330
AS JOINT TENANTS

(T N568530) REGISTERED 3/3/2017

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 74810
2. N972801 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 27/8/2018.

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: DP74810
PREVIOUS TITLE: 2088-734
PROPERTY STREET ADDRESS: 17 GOLF LINKS RD, MIDDLETON BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

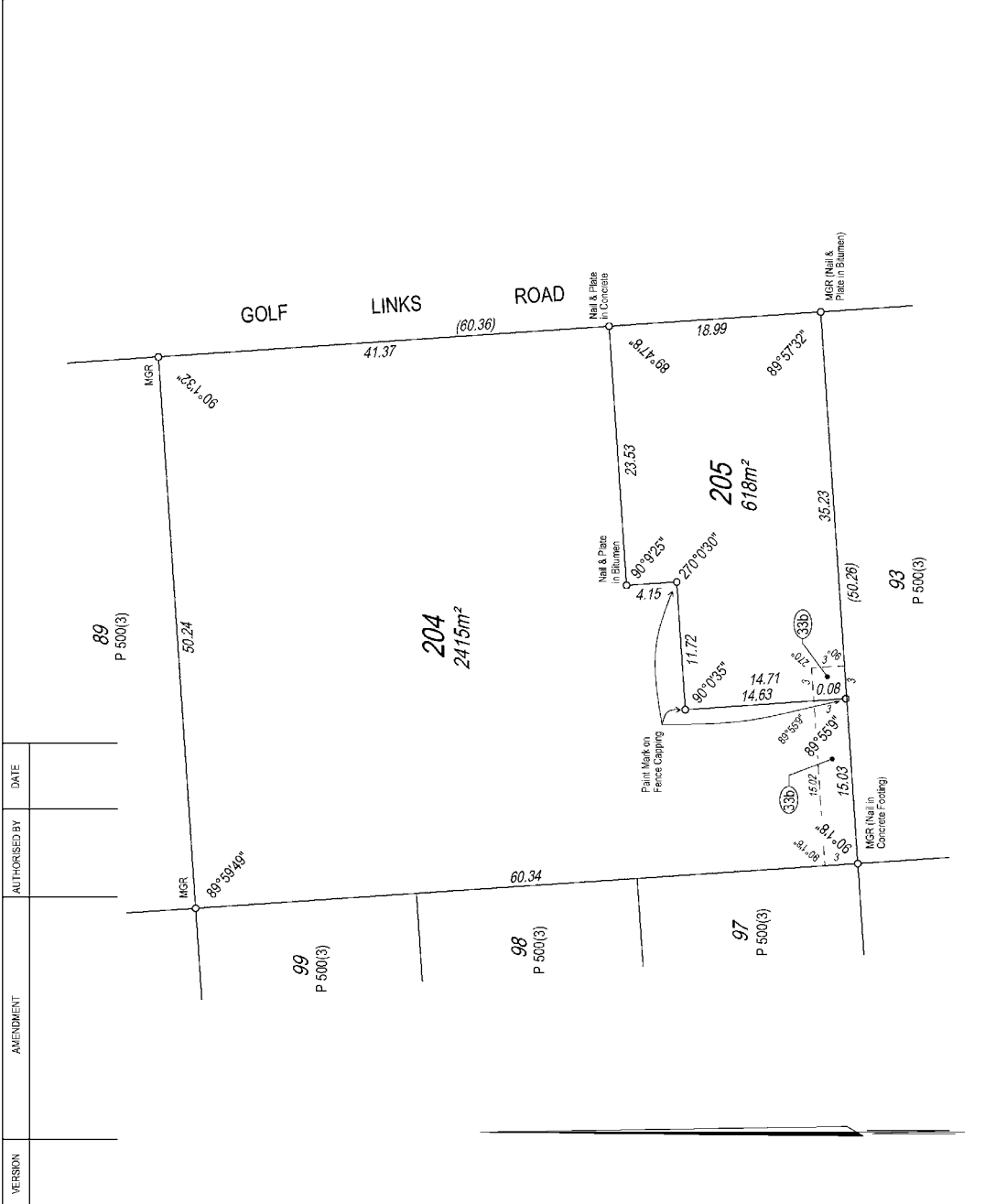
TYPE: FREEHOLD
PURPOSE: SUBDIVISION
PLAN OF: LOTS 204 & 205 & EASEMENT

DISTRICT: PLANTAGENET FILE: SSA: NO
TOWNSITE: CITY OF ALBANY
LOCAL AUTHORITY: MIDDLETON BEACH
FORMER TENURE: ON FIELD BOOK: 119729
LOT 201 ON BK26 (2) 12.04
DIA 91992
C/T 2088/734 PUBLIC
SCALE: (AT A3) 1:400 (A3)
ALL DISTANCES ARE IN METRES

SURVEYOR'S CERTIFICATE - Reg 54
M. NORMAN
I hereby certify that this plan is accurate and is a correct representation of the...
I hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of this subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.

JOHN KINNEAR & ASSOCIATES
WESTERN AUSTRALIAN PLANNING COMMISSION
APPROVED BY: 14.35.12
FILE: 13-Sep-2012
DELEGATED UNDER S.16 PAND ACT 2005

DEPOSITED PLAN
74810
SHEET 1 OF 1
VERSION 1



INTERESTS AND NOTIFICATIONS			
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN
530	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT REG 330B	THIS PLAN
			LAND BURDENED
			LOTS 204 & 205
			BENEFIT TO
			WATER CORPORATION
			COMMENTS

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
45 COLLIE STREET
ALBANY, WA 6331
PHONE (08) 9421 1883 FAX (08) 9442 1570
JKA REF: 6552DP

DWG REF: B352D



Deposited Plan 74810

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
204	2799/698	Registered	
205	2799/699	Registered	



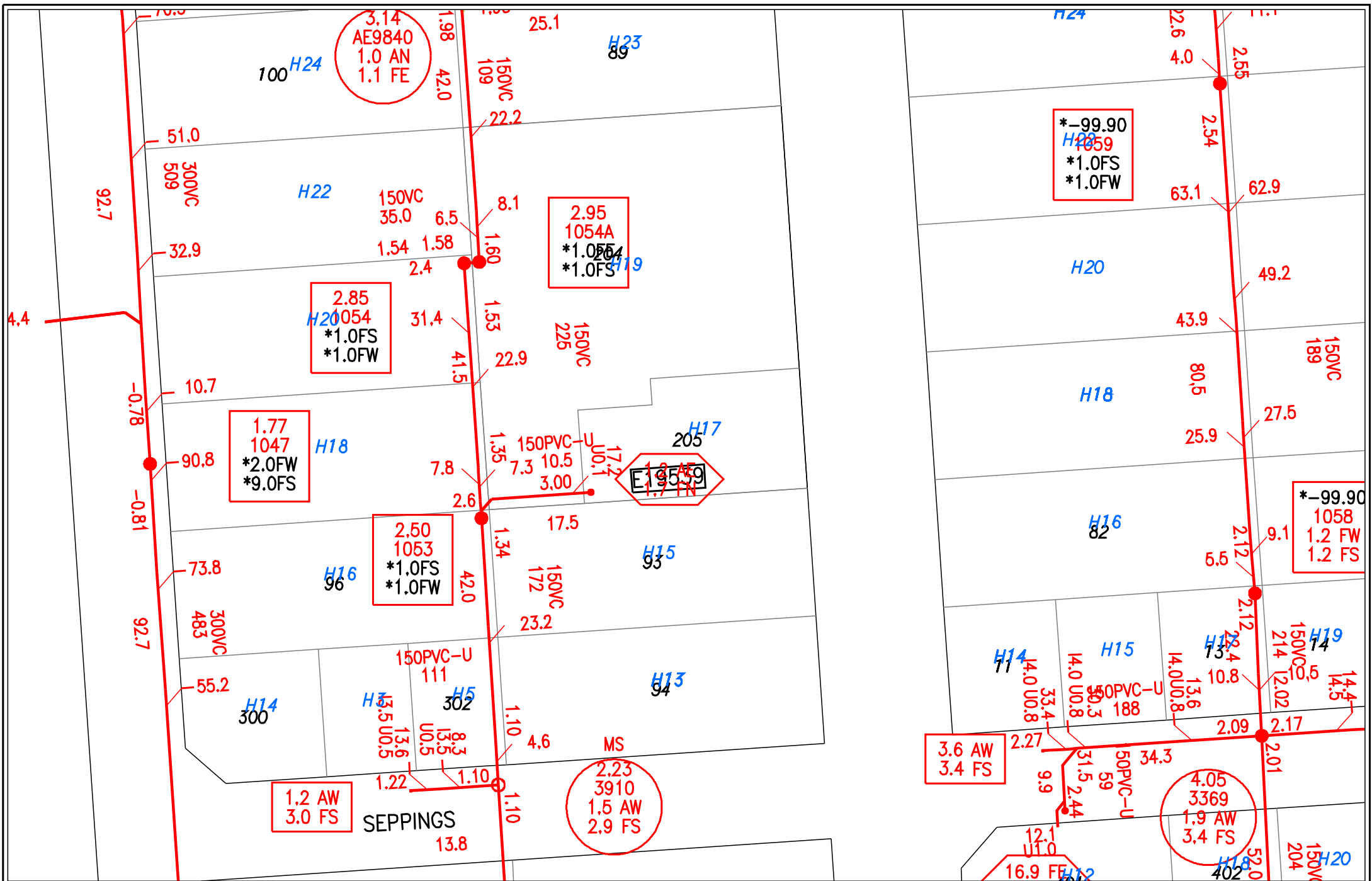
Scale: 1:750 Centre Point: 117.912°, -35.024°
 Sequence No: 239765739
 Print Date: 27/05/2024 Page: 1 of 1



WARNING - CRITICAL PIPELINE
 Refer to *Information Brochure Damage Prevention and Legend* for details

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.





Scale: 1:750 Centre Point: 117.912°, -35.024°

Sequence No: 239765739

Print Date: 27/05/2024 Page: 1 of 1



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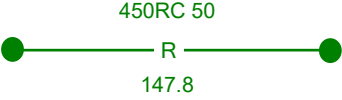
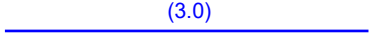

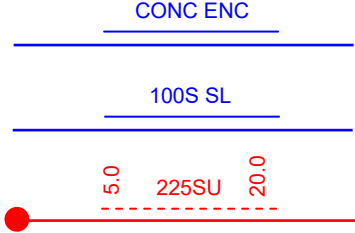
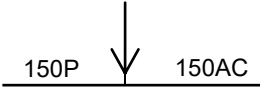



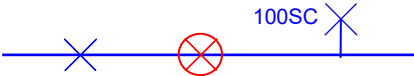
Plan Legend (summary)

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)

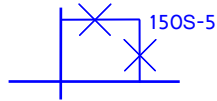
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

  <p style="text-align: center;"><i>CANNING TRUNK MAIN</i></p> <hr/> <p style="text-align: center;"><i>100AC GEYER PL P.M. AG47</i></p> 	<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 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 Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p>CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.</p>
 	<p>VALVES 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.



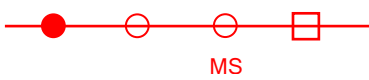
CATHODIC PROTECTION (CP)

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.



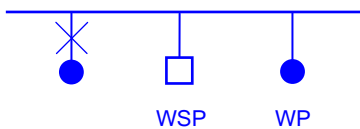
HAZARDOUS MANHOLE

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



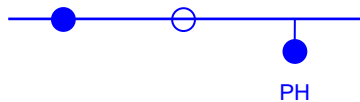
FLOWMETER

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

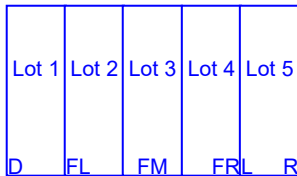


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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.

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)

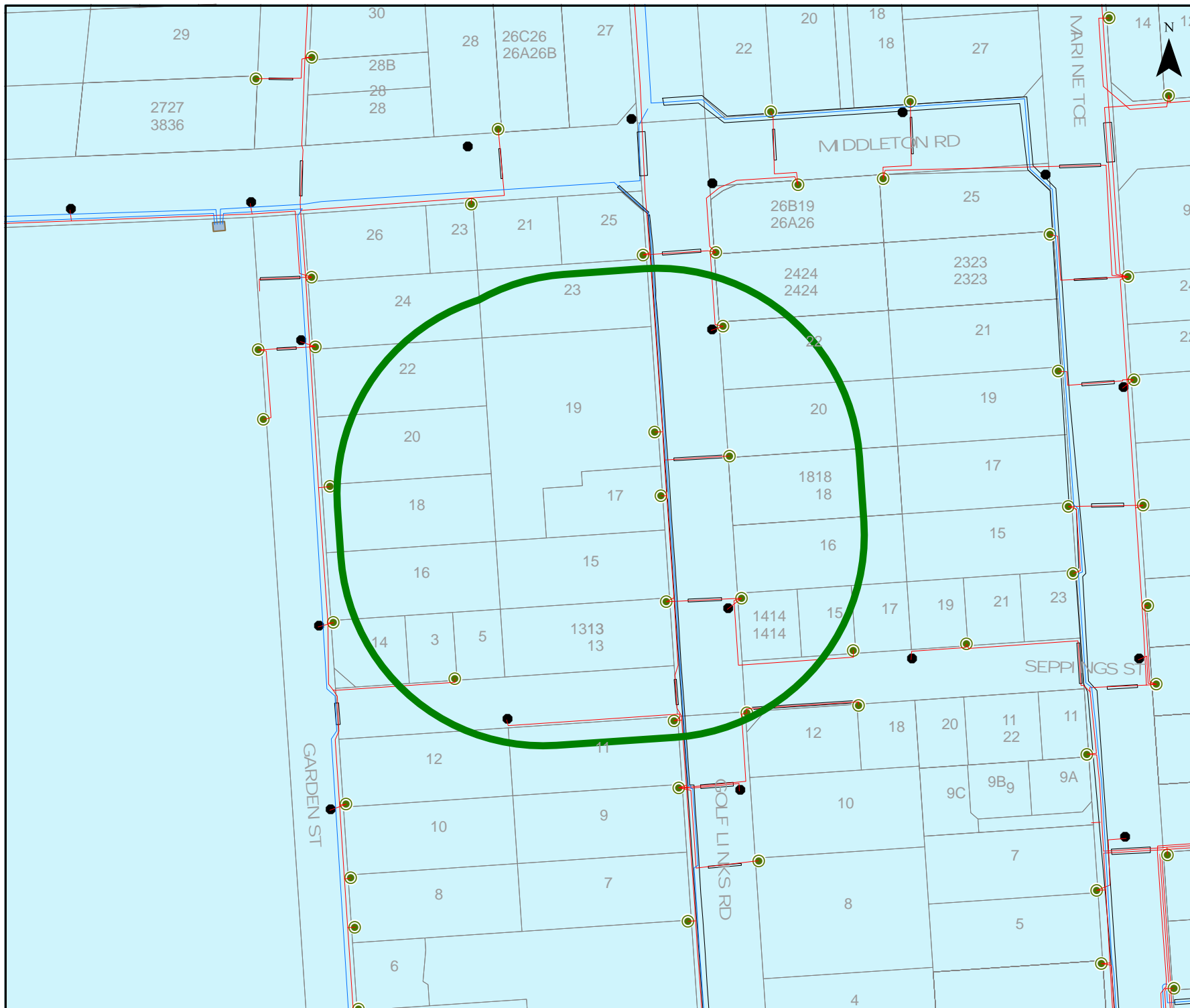
This map is **INDICATIVE ONLY**.
Hand exposure via pothole method is **MANDATORY**.

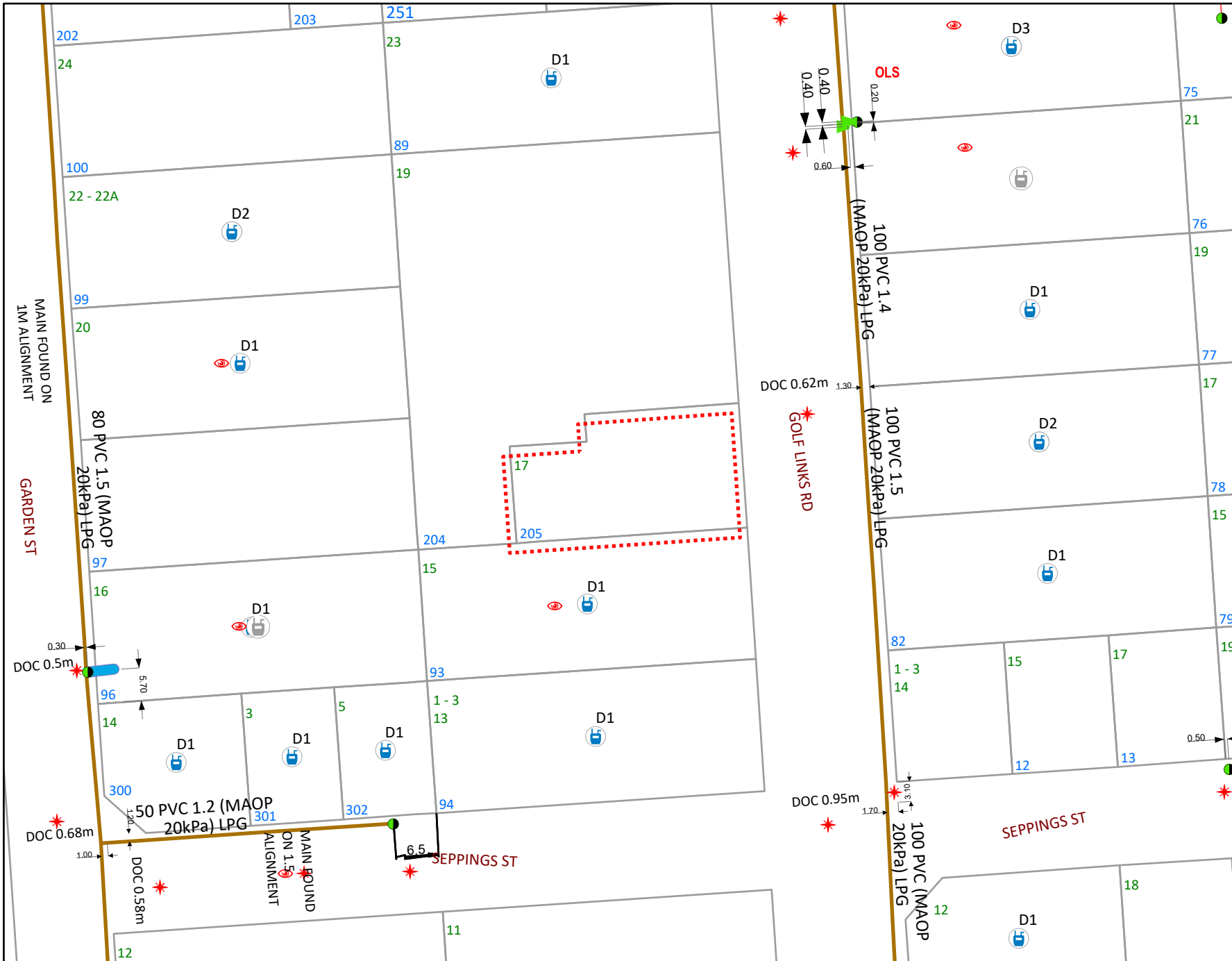
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 Scale : 1:1500

WARNING! Look out for overhead power lines





WARNING

Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed OkPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- OLS Offline Service
- See Details
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs
- PLST Pre Laid Service Tee

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

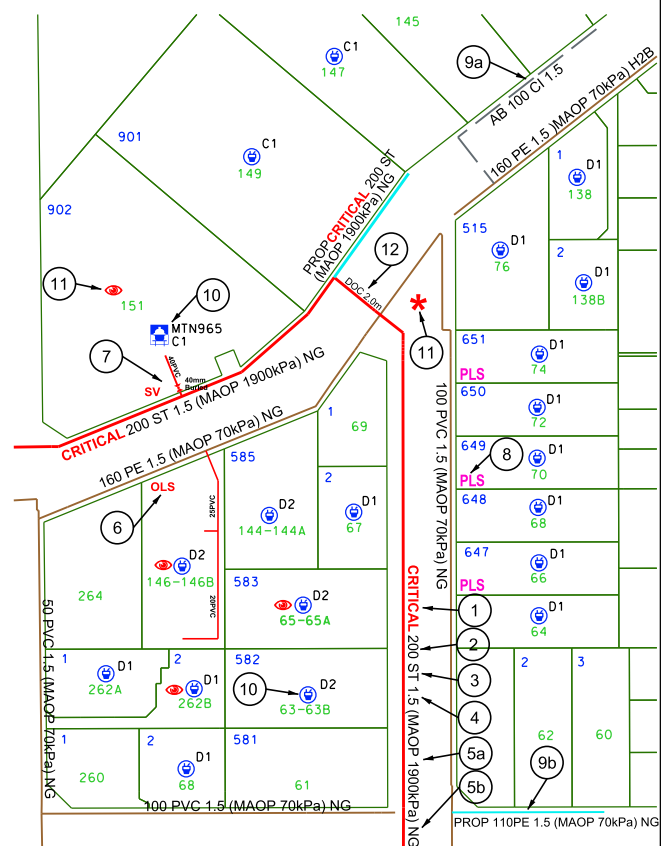
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

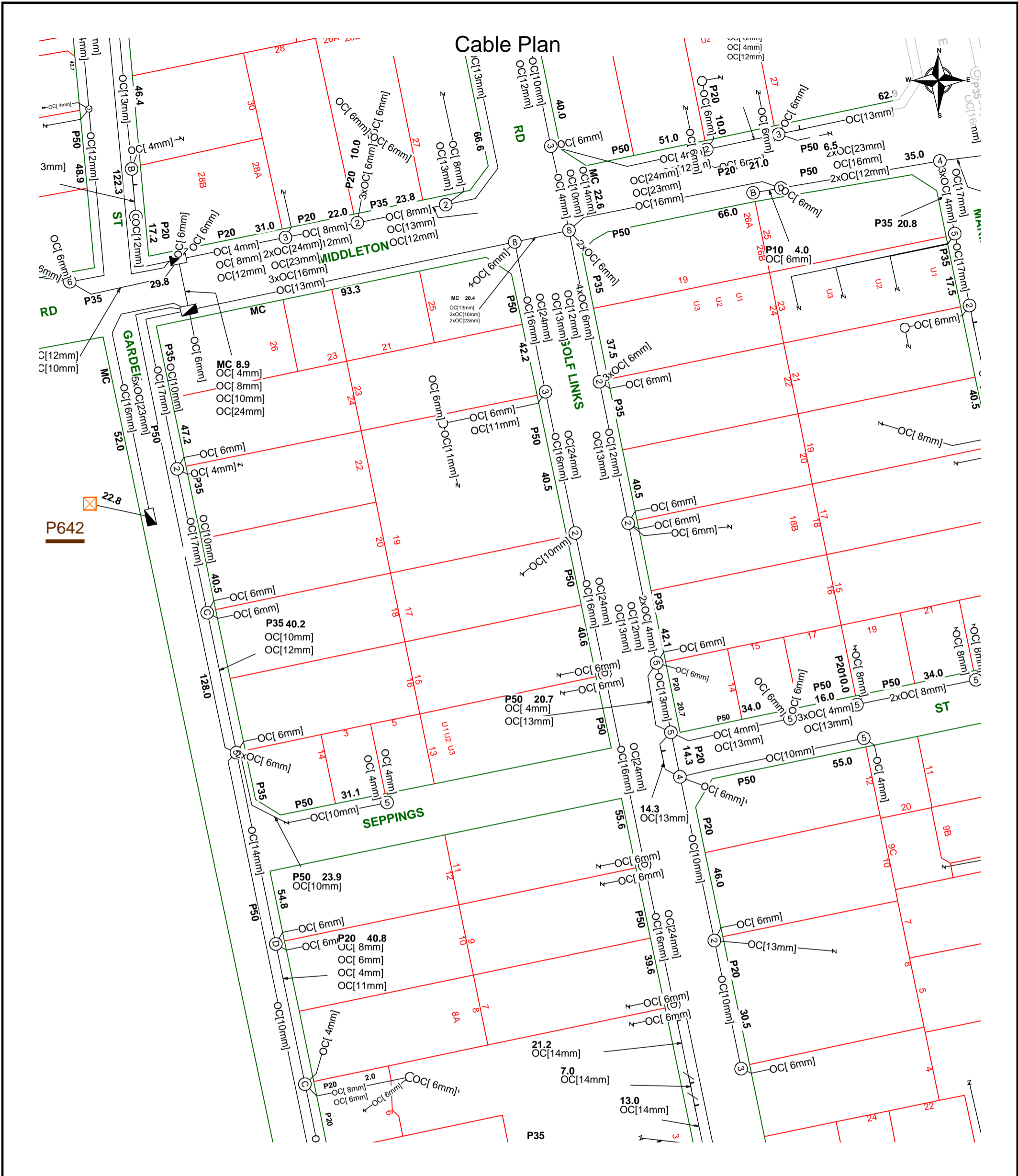
FEATURES

- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| 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.





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: 239765741

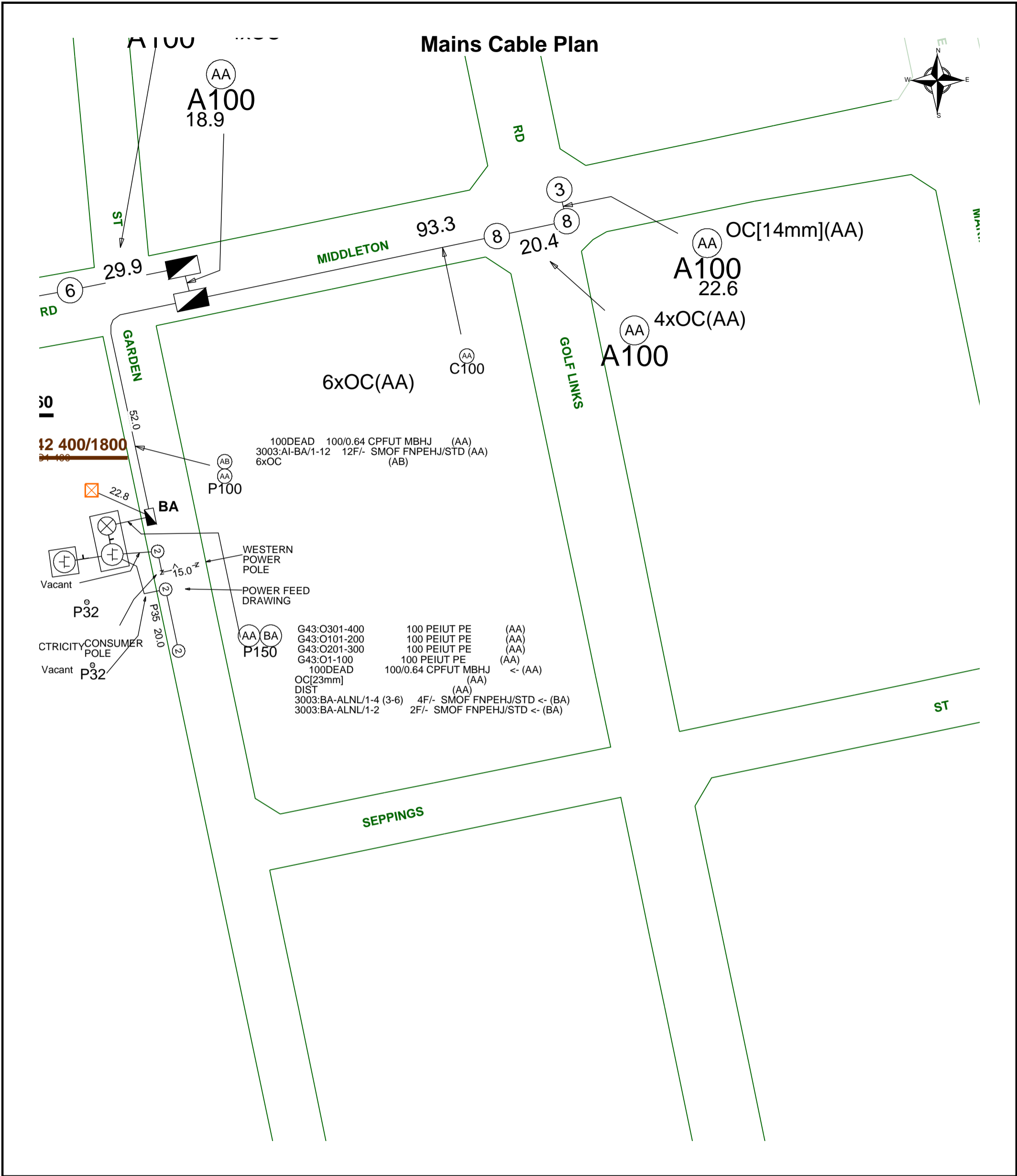
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.


TELSTRA LIMITED A.C.N. 086 174 781

Generated On 27/05/2024 16:03:13

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.



	<p>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</p>	<p>Sequence Number: 239765741</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p>		<p>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.</p>
<p>Generated On 27/05/2024 16:03:14</p>		

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.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types, dependent 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.



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 PC)



PDF Map Files (max size A3)

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

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

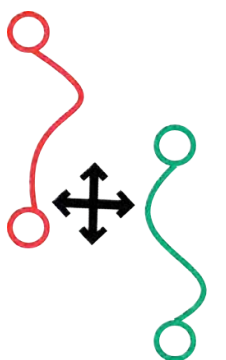
13 22 00



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/>

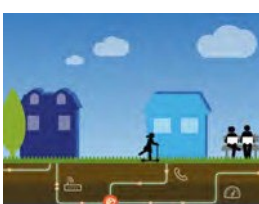
Please refer to attached Accredited Plant Locator.pdf



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

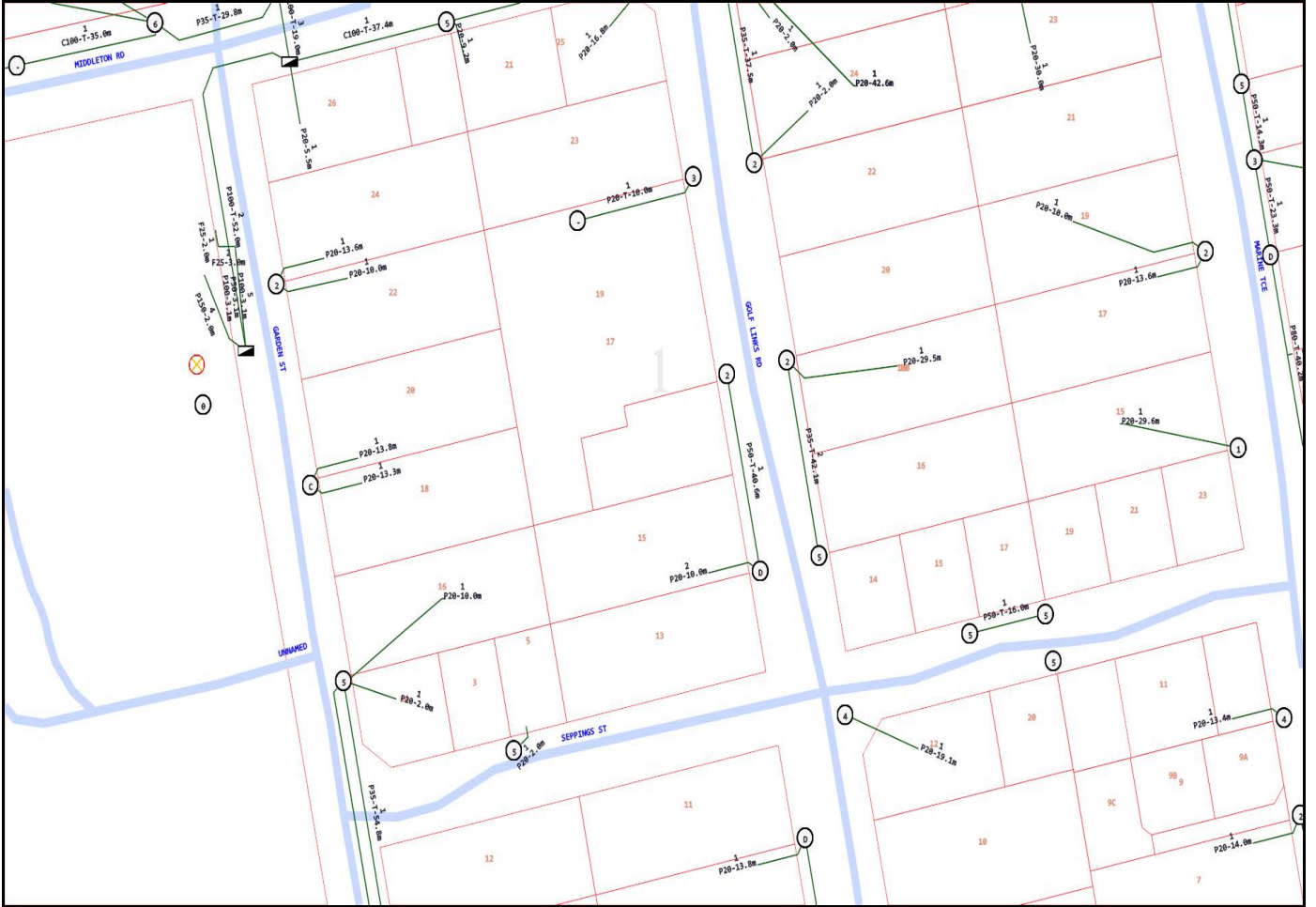
	<p>Exchange (Major Cable Present)</p>		<p>Cable Jointing Pit (number / Letter indicating Pit Type)</p>
	<p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p>		<p>Elevated Joint (above ground joint on buried cable)</p>
	<p>Pillar / Cabinet (above ground / free standing)</p>		<p>Telstra Plant in shared Utility trench</p>
	<p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p>		<p>Aerial Cable / Overhead (includes on wall)</p>
	<p>OC Other Carrier Telecommunications Cable/Asset</p>		<p>Aerial Cable (attached to joint Use Pole e.g. Power)</p>
	<p>Dist Distribution cables in Main Cable ducts</p>		<p>Direct Buried Cable</p>
	<p>MC Main Cable ducts on a Distribution plan</p>		<p>Marker Post Installed</p>
	<p>Blocked or damaged duct.</p>		<p>Buried Transponder</p>
<p>5 P20 Roadside / Front Boundary 2 pair lead-in to property from pit in street 1 O59 1 DEAD pair working (pair ID 059) 1 pair dead (i.e. spare, not connected) Side / Rear Property Boundary 107 Property Number</p>			<p>Marker Post, Transponder</p>
	<p>Single to multiple round conduit Configurations 1,2,4,9 respectively P100 (attached text denotes conduit type and size)</p>		<p>Optical Fiber cable direct buried</p>
	<p>Multiple square conduit Configurations 2, 4, 6 respectively E85 (attached text denotes conduit type and size)</p>	<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>	
<p>Some Examples of how to read Telstra Plans</p>			
	<p>-50- 10 P50 30 20.0</p>	<p>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</p>	
	<p>C100 P100 245.0 AA - (cable information) AB - (cable information) BA - (cable information)</p>	<p>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)</p>	



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

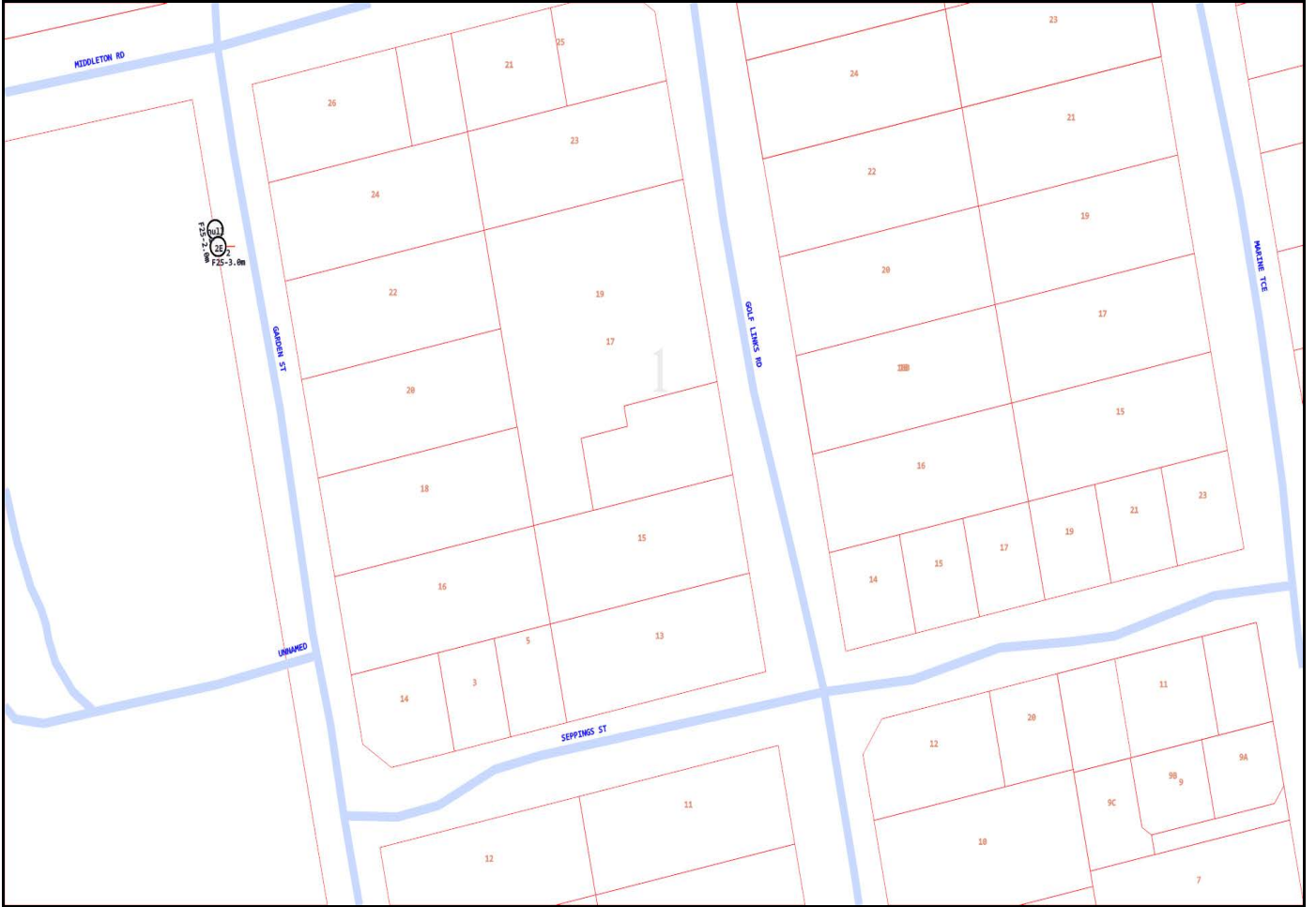
You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



LEGEND



	Parcel and the location
	Pit with size "5"
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Emergency Contacts

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28/05/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 17 GOLF LINKS ROAD, MIDDLETON

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 **\$850.00 - \$900.00 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:

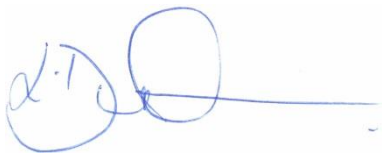
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](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.