

FOR SALE



Offers Above \$1,250,000

120 BRUNSWICK ROAD, PORT ALBANY



HERITAGE AT ITS HEART

- Beautifully preserved 1900's brick home
- Terrific outlook to harbour, windfarm, port; walk to CBD
- Packed with fine original features
- Modern kitchen, main bedroom, bathrooms
- 1009sqm block, garage, lovely gardens, solar power



4 **2** **1** **1009 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**

120 BRUNSWICK ROAD, PORT ALBANY



Specification

Asking Price	Offers Above \$1,250,000	Land Size	1009.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R30
Parking	1	School Zone	Albany Primary School & A.S.H.S
Sheds	1	Sewer	Yes
HWS	Gas	Water	Connected
Solar	Yes	Internet Connection	NBN Available
Council Rates	\$2,510.57	Building Construction	Brick & Iron
Water Rates	\$1,564.13	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx 1903
Weekly Rent	N/A	BAL Assessment	N/A

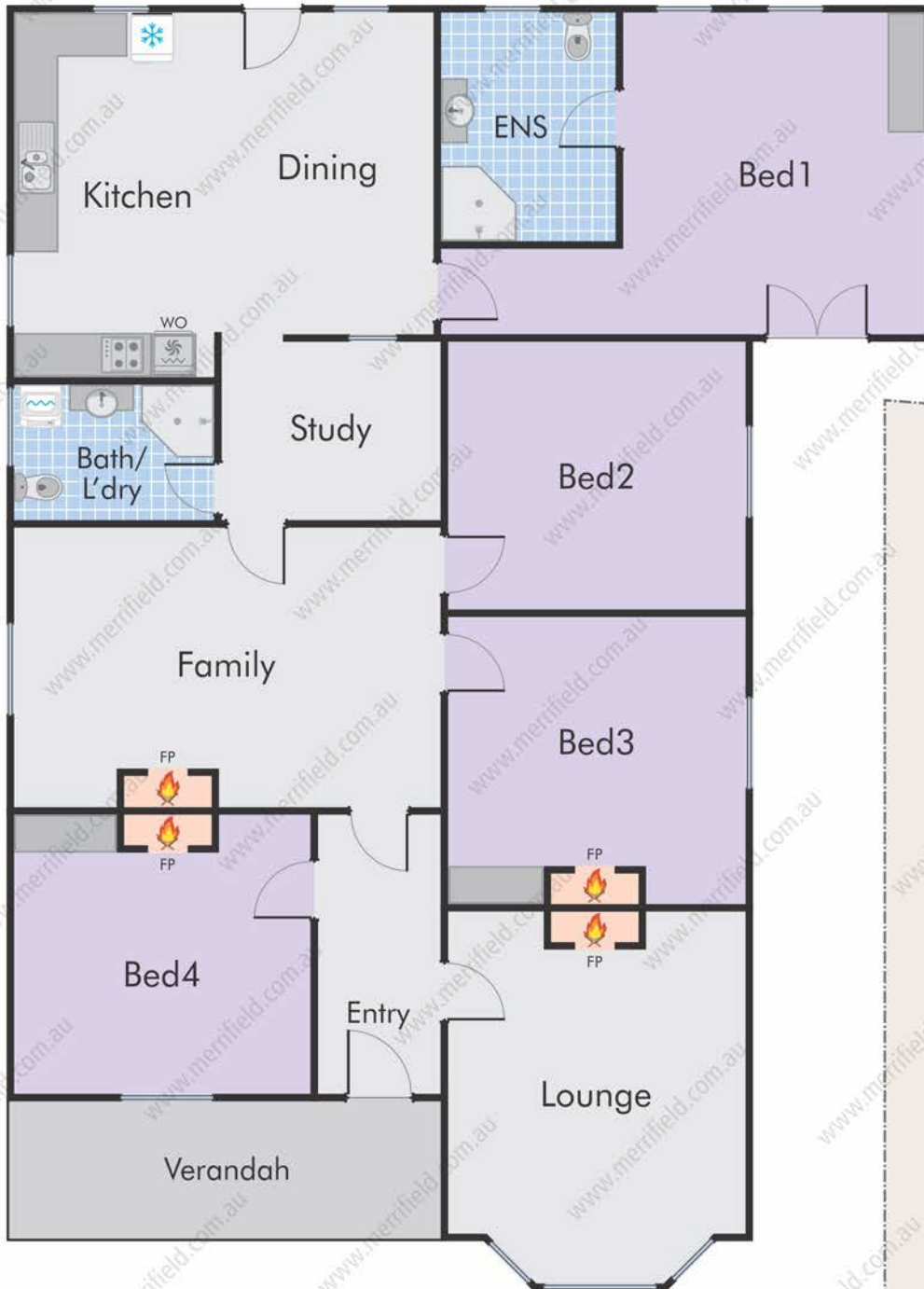
-- Map Viewer Plus --



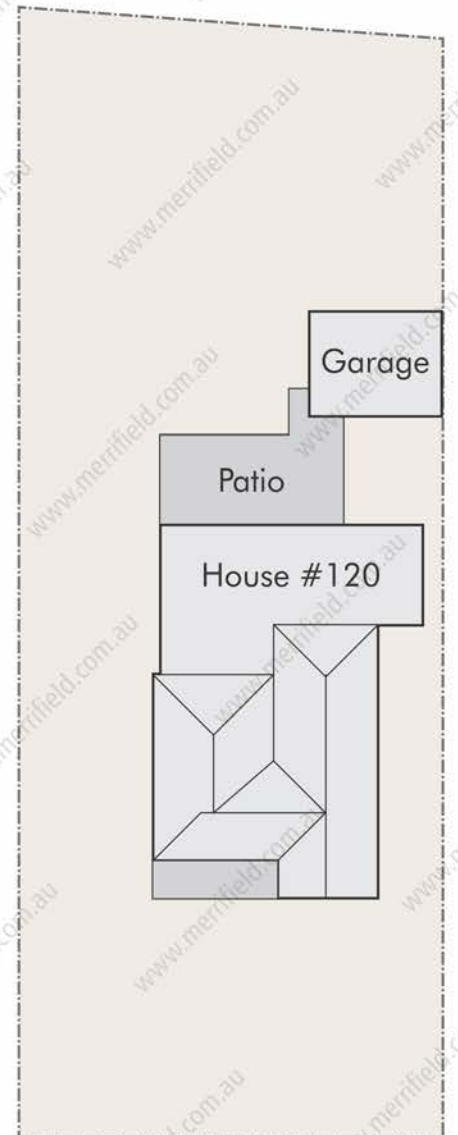
Author: Created: 18/11/2024 from Map Viewer Plus <https://www.landgate.wa.gov.au/?address=120%20Brunswick%20Road%2C%20ALBANY%206330&theme=H561d>

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 Please refer to original documentation for all legal purposes.

4 2 1



Floor Plan



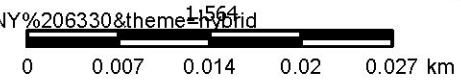
Brunswick Rd

Site 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.



Author: Created: 18 Nov 2024 from <https://mapviewerplus.wa.gov.au/?address=120%20Brunswick%20Road%2C%20ALBANY%206330&theme=road>



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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1749 453

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 200 ON DEPOSITED PLAN 300009

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LINDA DOREEN HAYWARD
MICHAEL WILLIAM PERRY
BOTH OF 120 BRUNSWICK ROAD ALBANY WA 6330
AS JOINT TENANTS

(T P142680) REGISTERED 12/5/2022

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: 1749-453 (200/DP300009)
PREVIOUS TITLE: 1053-688
PROPERTY STREET ADDRESS: 120 BRUNSWICK RD, ALBANY.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: M018027 DEPOSITED PLAN 300009 HAS YET TO BE PRODUCED.



Transfer D386030

WESTERN

AUSTRALIA

Volume 1053 Folio 688

1749 453



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 19th December, 1986

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Albany Town Lot 160, and being lot 200 on DP 300009 Third Schedule hereto, delineated on the map in the

FIRST SCHEDULE (continued overleaf)

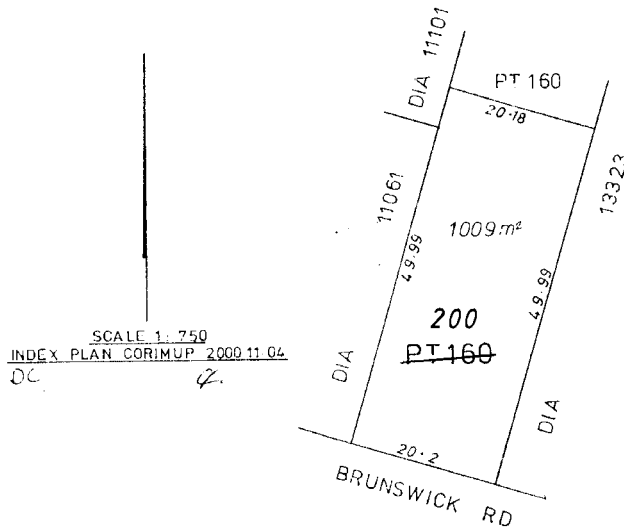
Frederick Jack Bantock of 120 Brunswick Road, Albany, Retired Business Proprietor

SECOND SCHEDULE (continued overleaf)

NIL

REGISTRAR OF TITLES

THIRD SCHEDULE



The Deposited Plan for this Certificate of Title is yet to be produced. The Plan and Lot number have been allocated as an interim measure to enable issue of a Digital Certificate of Title. Please refer to this Title for the sketch of the land.

Land Parcel Identifier amended - Regulation 6 of Transfer of Land (Surveys) Regulations 1995
Corr. 1775-2000-01
Date: 9/9/04

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1749 VOL. 453 FOL.

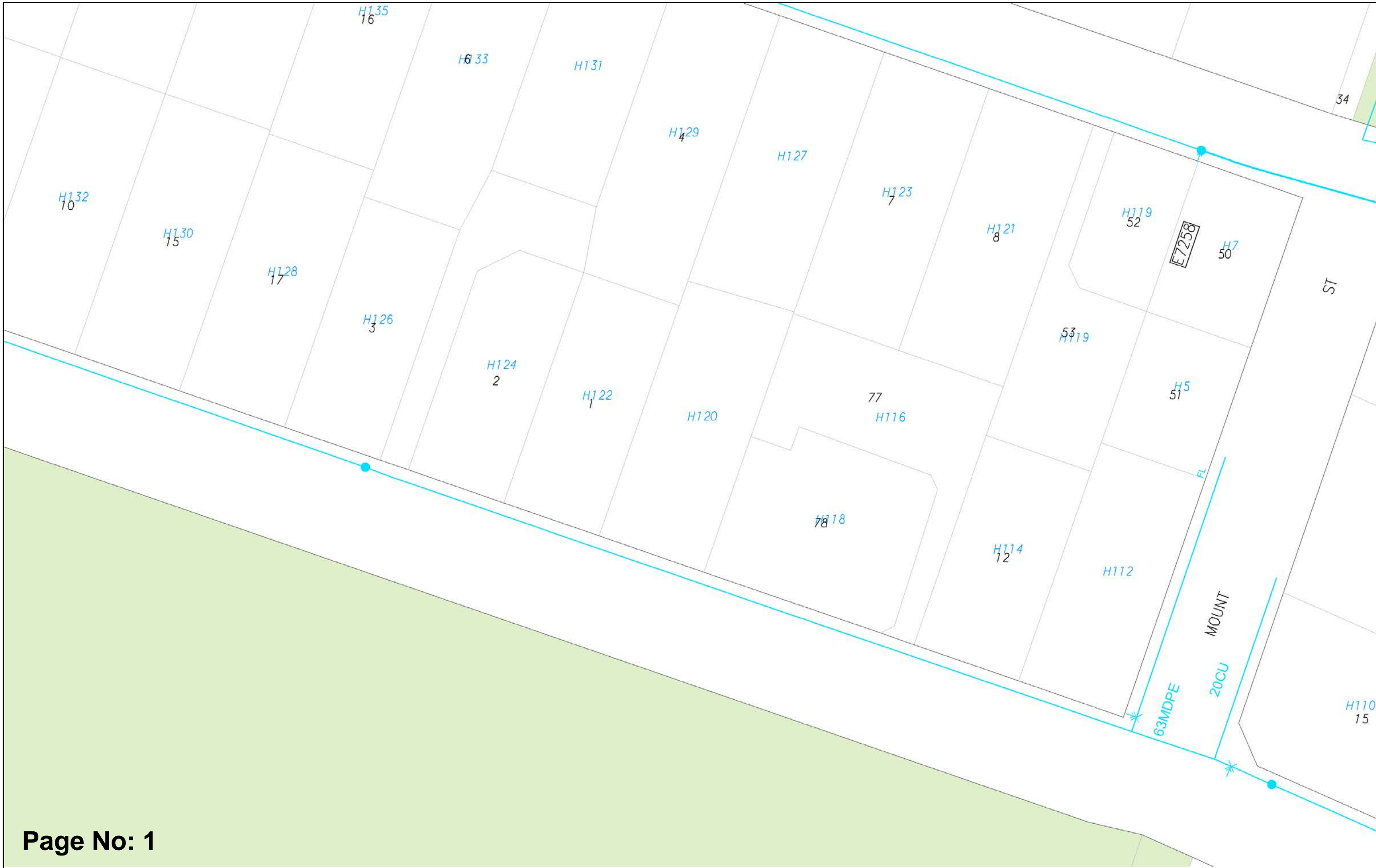
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
Robert Paton of 28 Saunders Street, Mosman Park. John Homer and Shirley Ann Homer, both of 3 Carlisle Road, Kalamunda, as joint tenants. Richard Alexander Eardly Milne and Hamish John Milne both of Post Office Box 18, Borden, as joint tenants. Sally Katherine Pierce Milne of 120 Brunswick Road, Albany.	Transfer	E341870	19.4.90	9.05		
	Transfer	F146763	26.3.93	15.05		
	Transfer	G180315	17.5.96	12.49		
	Transfer	H404900	30.3.00	11.19		

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

INSTRUMENT NATURE	NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS



Page No: 1



Scale: 1:750
 Job No.: 38059351
 Sequence No.: 247474147
 Print Date: 14 Nov 2024



Water

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)

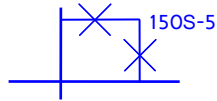
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

	<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>



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.



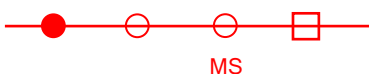
CATHODIC PROTECTION (CP)

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.



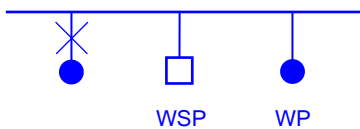
HAZARDOUS MANHOLE

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



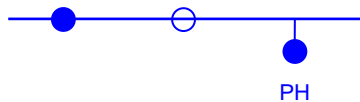
FLOWMETER

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

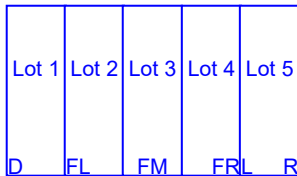


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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)**

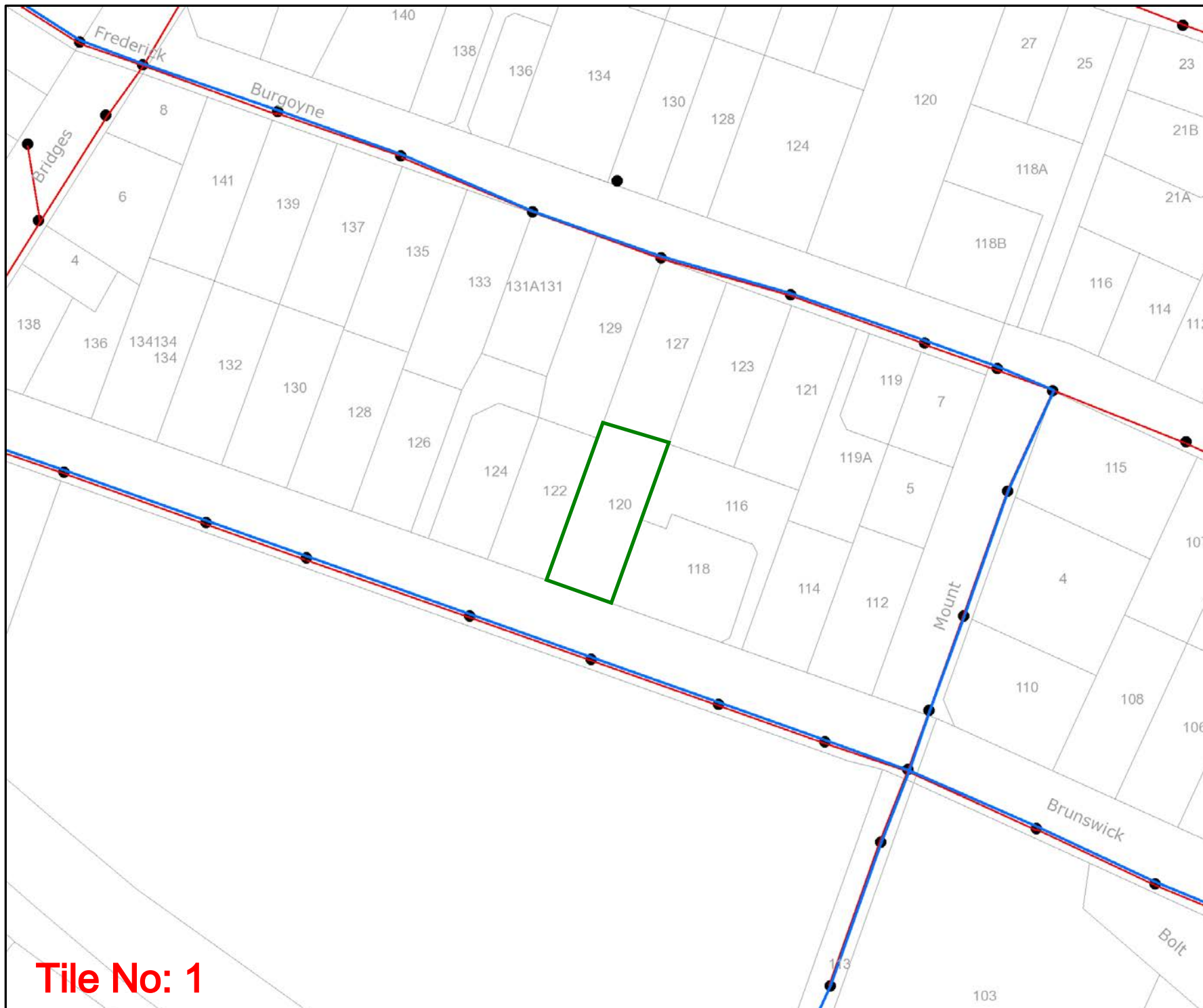
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.

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

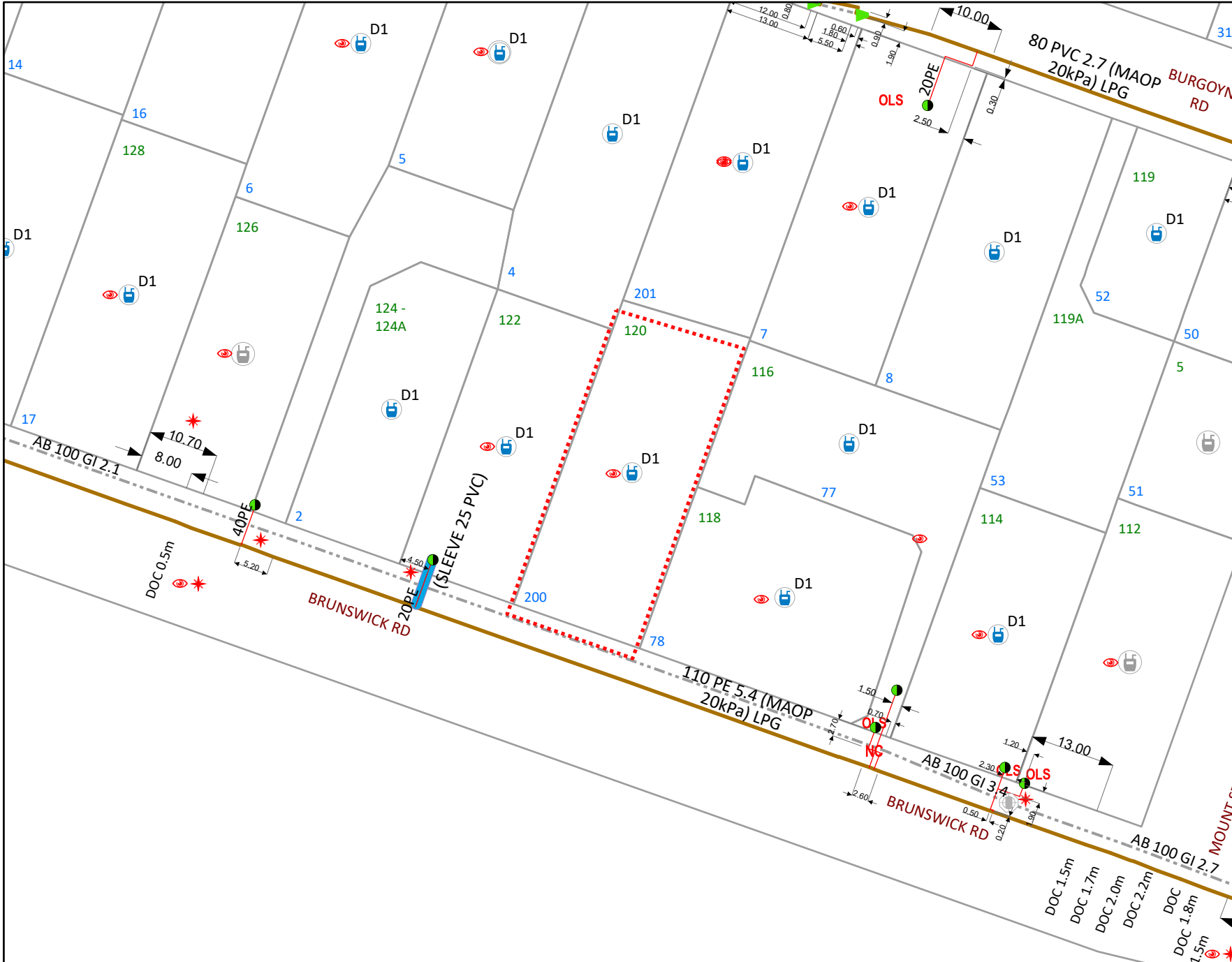
Information valid for 30 days
from date of issue

A4 Scale : 1:1500

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



Tile No: 1



WARNING

Refer to Cover Sheet for Further Information

- ⋯⋯⋯ BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- - - Not Gassed 0kPa
- 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
- 👁️ Linked Documents
- 🔌 Meter
- 🔌 Interval Meter
- 🔌 Proposed Meter
- 🔌 Removed Meter
- ✳️ See Details
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- ⊗ Obstacle
- SC Side Elevation
- 📍 Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

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

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

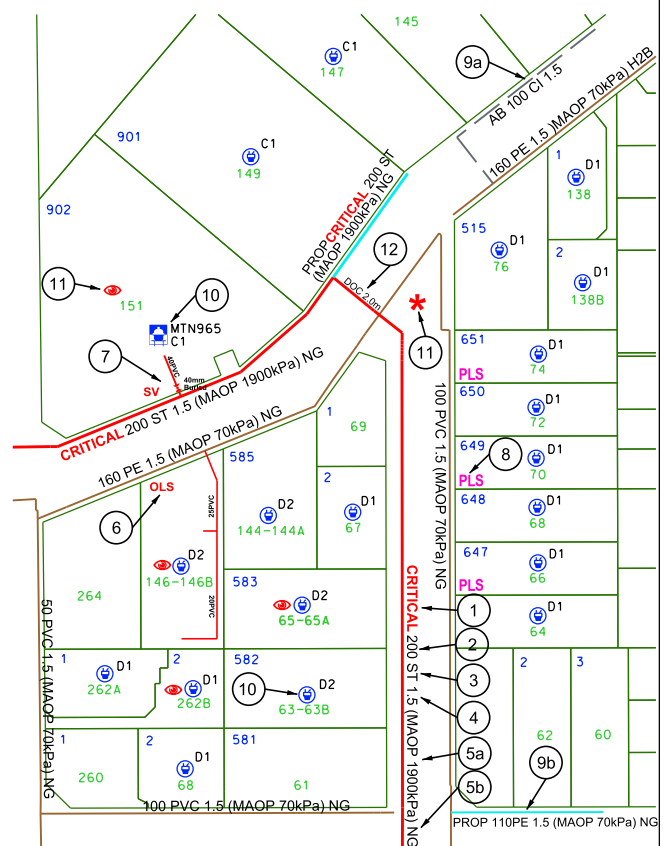
- Test Point
- Anode
- Rectifier

FEATURES

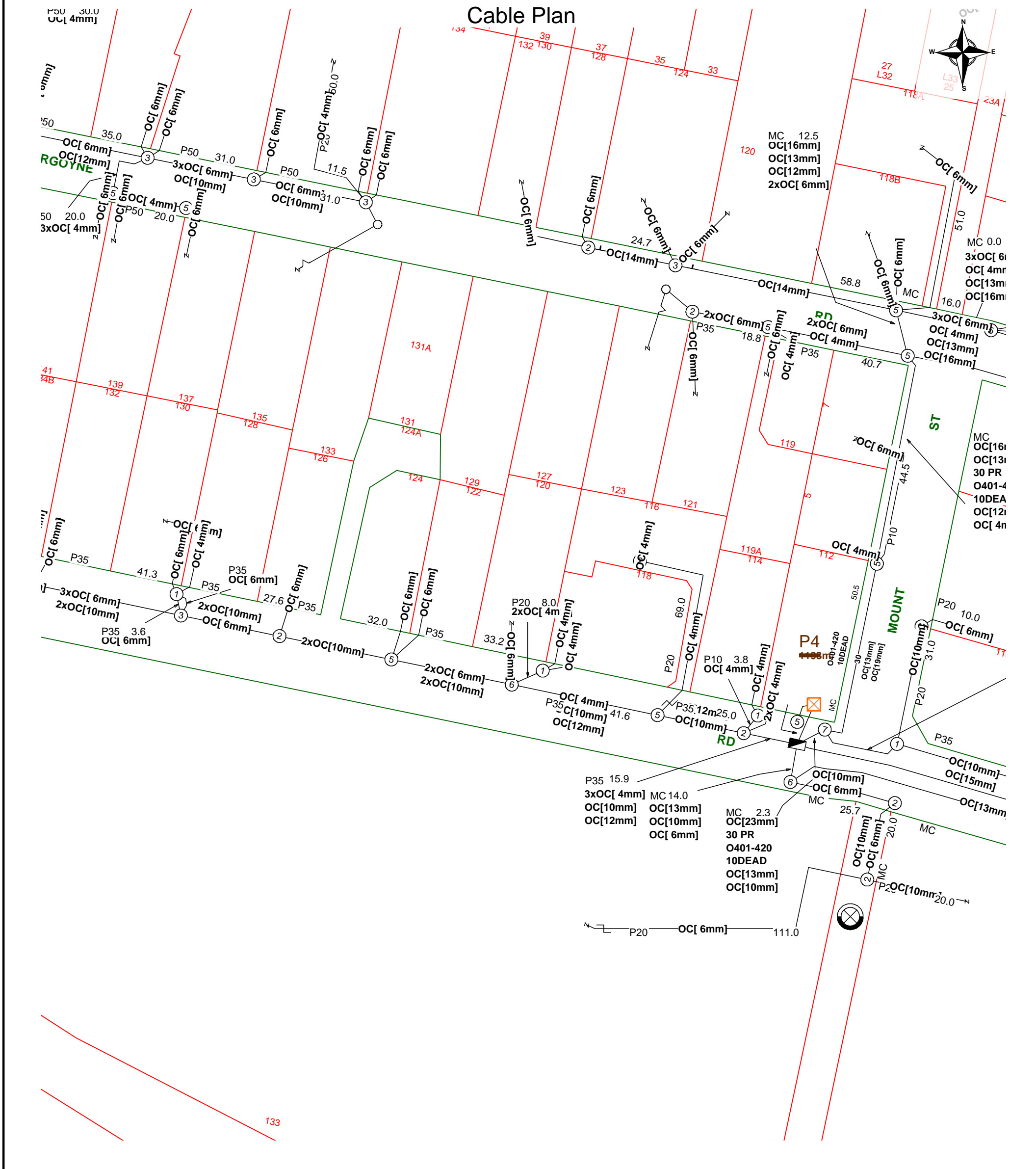
- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not Connected | Pre-Laid Service Tee | Proving Location | |
| Gas Service | Asset end on Main | Pressure Upgrade | |
| 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



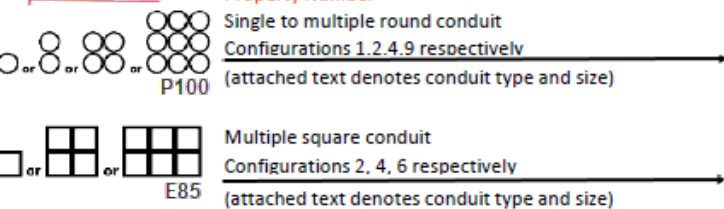
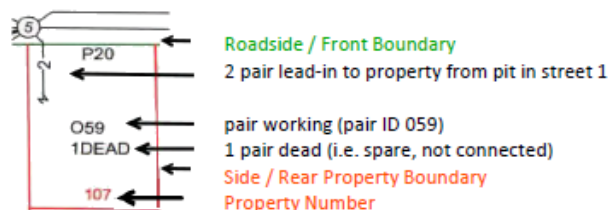
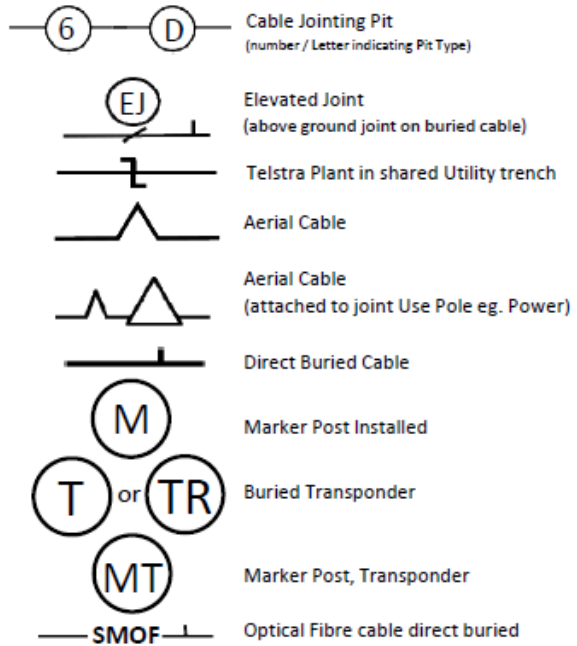
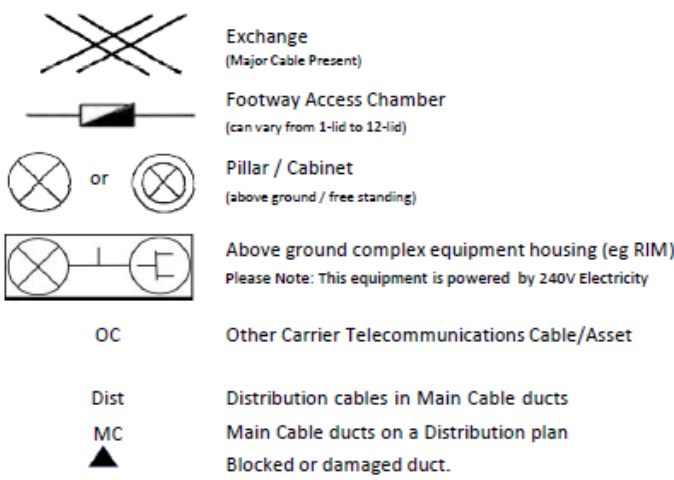
	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p> <p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 14/11/2024 14:40:35</p>	<p>Sequence Number: 247474146</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>
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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.

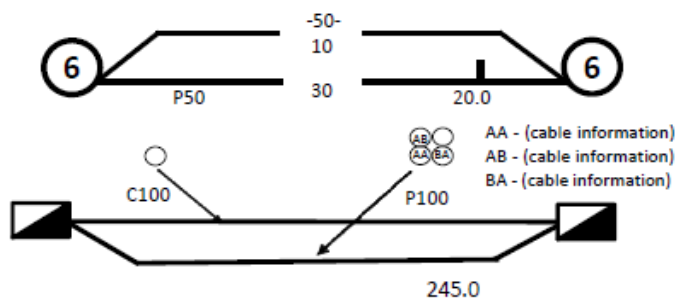
LEGEND



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:

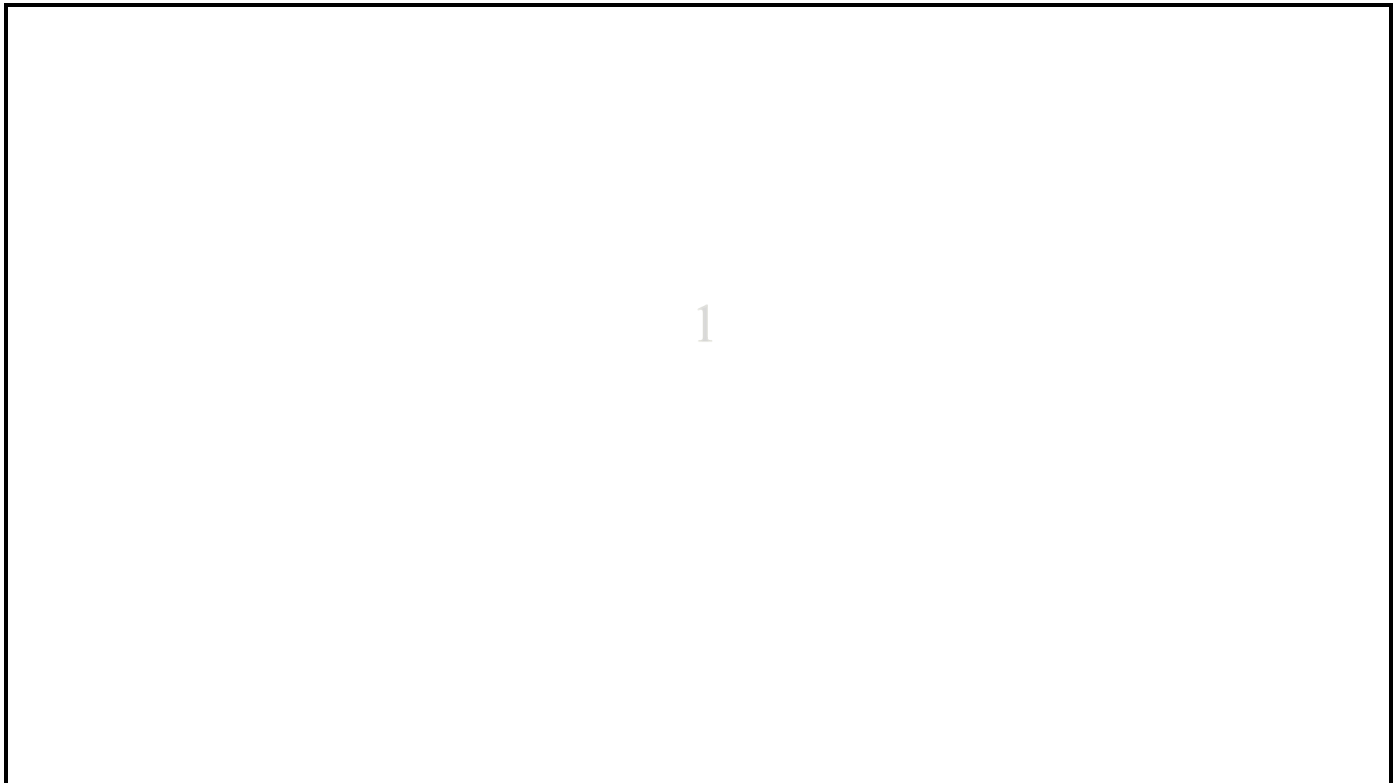
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

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

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

Dial before you dig Job #:	38059351	
Sequence #	247474145	
Issue Date:	14/11/2024	
Location:	120 Brunswick Rd , Albany , WA , 6330	

Indicative Plans

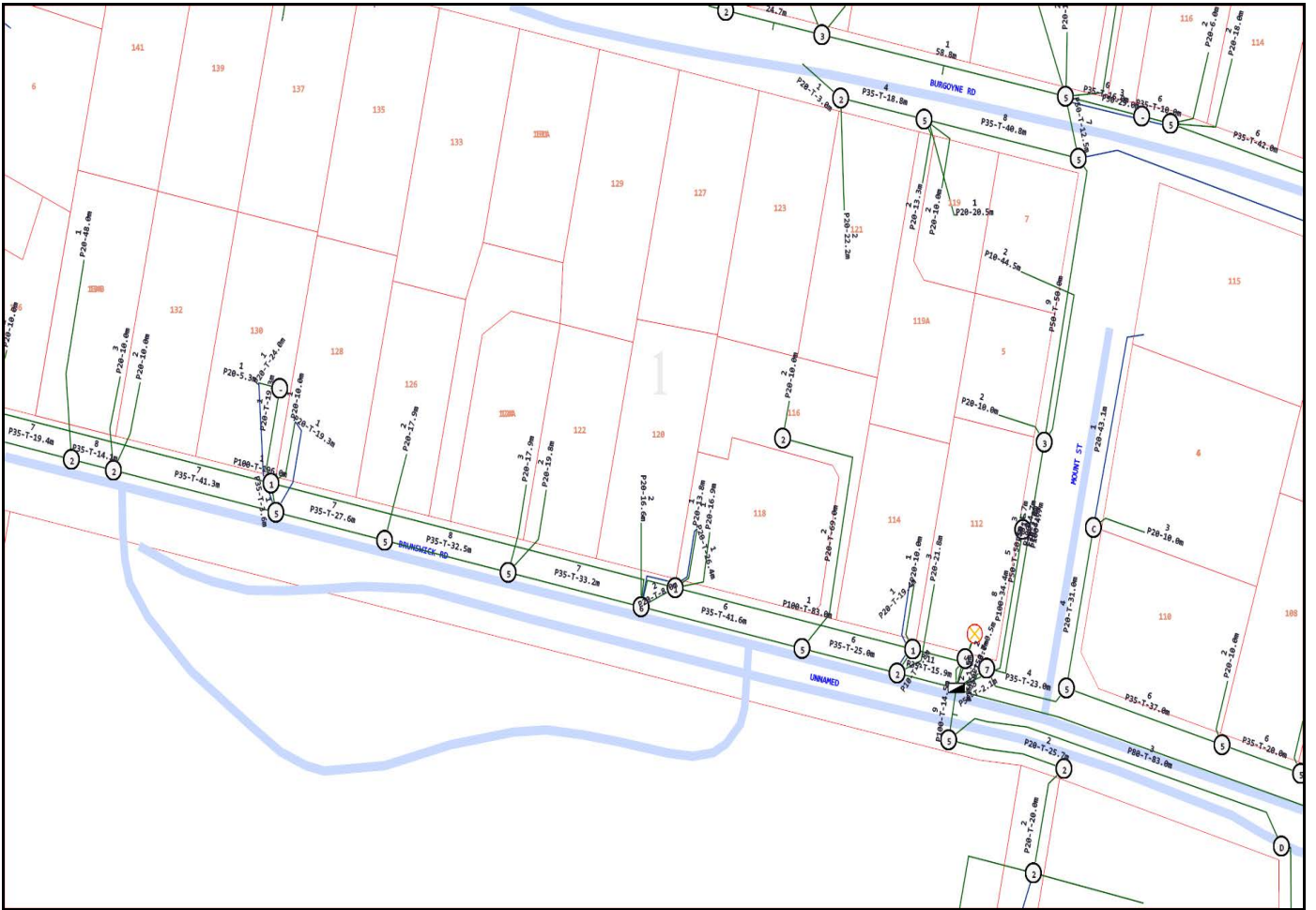




LEGEND




	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



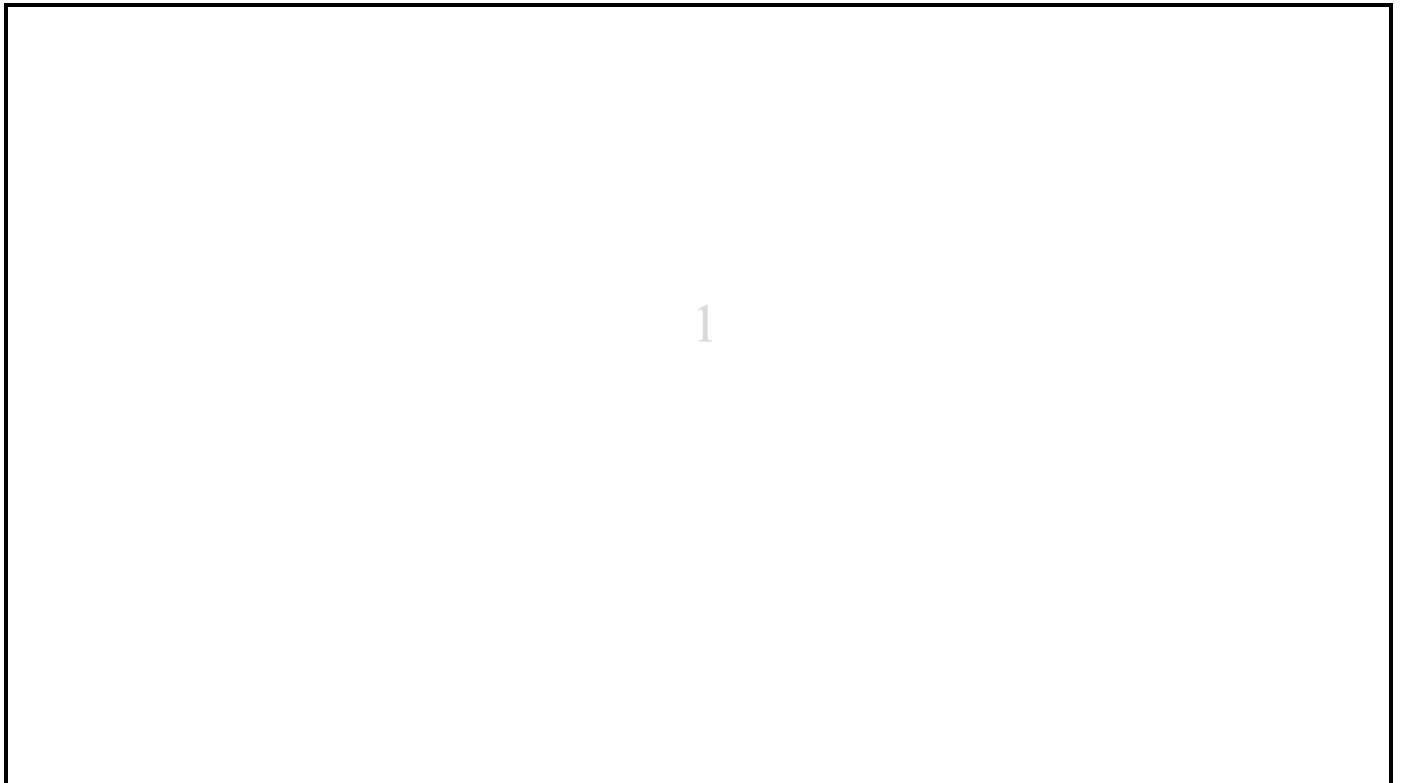
Emergency Contacts

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

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

Dial before you dig Job #:	38059351	
Sequence #	247474145	
Issue Date:	14/11/2024	
Location:	120 Brunswick Rd , Albany , 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.

LOT 160 - No 120 BRUNSWICK ROAD

NAMED "LAWLEY HOUSE"
By the Present owners

With of Blyde
near off coast
Mulla of Kintre
South Glasgow.
Sale Particulars 1995?

Deeds to 31st December 1883.

Brief description and history of its early residents.

Recently acquired photographs show the original face brick, confirming the stucco was added at a later date.

The timber valance, still in place, was originally across the whole verandah. Almost all other features remain intact including some original glass in the bay window, some red glass in the internal hall door has been identified as French Flash glass made only between 1880-1890.

Unsympathetic extensions to the rear were removed and replaced by the present owners, with one more in keeping with the age and character of the home.

HISTORY

The land formed part of the original layout of the town of Albany 1831. It was largely on these blocks from Parade Street to the present Lawley Park that the town of Albany grew in the early years (see map - site of Albany 1836).

In 1836 new government buildings were established on what is now Lawley Park. A road from the front of the property linked it to the gaol at the top of the hill and the army garrison at the foot.

Thomas Wilkinson Howe - ex-reeve arrived per ship "Dudbrook" on 10th December 1853 and 30 years later (December 1883) applied to become registered owner of the property. He became sole proprietor on the 21st December 1883.

In 1885 aged 33 he married Catherine Baker then 13 years. Catherine, her Mother and Father Robert Baker had arrived in the colony per ship "Scindian" on 1st June 1850. The "Scindian" carried 200 passengers and the first 75 convicts to the colony.

Within three months of becoming proprietor on the 15th March 1884 the certificate was partially cancelled, the "southern society" being transferred to John Robinson - Merchant.

J. Robinson transferred to Albany as manager of the National Bank in 1878. In 1883 he resigned to take partnership in McMail and Co general merchants. On the 15th March 1884 he became proprietor of Lot 60. It is believed he designed the house. In 1887 he liquidated McMail and Co to form the Partnership of Drew Robinson and Co. The company expanded rapidly and in 1891 moved into the new building which ran from Stirling Terrace to Frederick Street (now Stirlings). That year on 24th October 1891 the property was sold to Solicitors Edward George Sydney Kare and Samuel Johnson Haynes.

Francis Bird designed
the house

In 1889 having bought the practice of Hare Samuel Johnson Haynes had been joined by John Robinson's son R.T. Robinson forming the practice of Haynes Robinson. Late in 1893 plans were drafted for the new office building in lower York Street. He mortgaged the Brunswick Road property to Horace Edgerton-Warburton and Emily Martha Rosina Edgerton-Warburton "along with other lands". On the 5th February 1894 for the sum of £500. In April of that year the new offices were completed. The connection to the Robinsons continued when the Brunswick Road property was transferred to Annie Challend (married woman "for her sole and separate use"), 21st February 1903.

A. Challend was a member of the literary society and devout Methodist, she attended the funeral of Mrs J. Robinson on 2nd February 1910, she auctioned her furniture from the house on 9th June 1920 before she died in 1924 and Letters of Administration were granted to her son Walter Louis Challend, Ironmonger. Walter received presentations from Drew Robinson and staff for his wedding and on his resignation in 1910. Although the property remained in his name it is known members of the Norman family lived in the house in 1920/22.

On the 21st April 1937 the property was transferred to Sydney Wentworth Clapp, Farmer and his wife Hanna also devout Methodists. It became a venue for musical soirees and choral society events. They stayed 23 years until their deaths in February and March 1959.

Drum Drive and turn round.

Rounded pillars flank steps up to timber decked verandah.

All new plumbing, drainage and sewer connections.

Fully re-wired, ample points, polished fittings.

Newly connected to town and bottle gas.

Electric hot water.

Gas points to three of the four fireplaces still usable as open fires.

New windows all in working order with new painted style catches.

Quality curtains, carpets and light fittings (see schedule).

Fully decorated inside and outside in modern style and colours.

Exterior has painted doors, windows, window frames and

11 ft ceilings.

Arch floor 6' wide, 14' thick, supported by brick pillars.

Down rolling stone, water, painted. Modified entrance and

solid doors.

Reference to all details also

Lawley House

AUTHOR City of Albany

PLACE NUMBER 15440



LOCATION

120 Brunswick Rd Albany

LOCATION DETAILS

OTHER NAME(S)

Ailsa Craige

LOCAL GOVERNMENT

Albany

REGION

Great Southern

CONSTRUCTION DATE

Constructed from 1903

DEMOLITION YEAR

N/A

Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS
Heritage List	Adopted	27 Oct 2020	

Heritage Council Decisions and Deliberations

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT CATEGORY
Municipal Inventory	Adopted	30 Jun 2001	Category B
Local Heritage Survey	Adopted	27 Oct 2020	Considerable

Statement of Significance

Lawley House has cultural heritage significance for the following reasons: The place reflects the typical dwelling of a rising middle class that emerged from the commercial and service industries that developed around the port of Albany in the latter part of the 19th century particularly when Albany was the main port for Western Australia. The place is one of a group of significant residences built during the Late Victorian/Federation period along this eastern end of Stirling Terrace, just outside of the Stirling Terrace Heritage Precinct, many of which were used as boarding and guest houses given their proximity to the town centre, railway station and harbour owing to Albany's growing popularity as a summer holiday resort. The place is associated with Francis Bird, well-known and prominent WA architect, including serving as Chief Government Architect for WA, who then started his own private practice after moving to Albany where he lived with his family for many years at the Strawberry Hill Farm

and designed many significant residential buildings. The place is associated with William E Mawson well-known local building contractor and one-time Mayor of Albany. The place is one of many associated with sea trade and port affairs in Brunswick Road and the eastern end of Stirling Terrace.

Physical Description

Some of the notable features of this place include: • Prominent location - high streetscape value • High authenticity - few modifications • Stone foundations • Cement steps lead up to front entrance • Rendered brick facade • Prominent projecting wing • Gable over projecting bay window with three panels • Decorative timber barge board and finial on gable • Distinctive coloured glass incorporated in building (owner information) • Verandah under separate roof across part of front elevation • Decorative timber balustrading and fringe on verandah • Two chimneys with moulded capping Some obvious modifications include: • Rear extensions

History

Thomas Wilkinson Howe, who arrived in Australia on the ship 'Dudbrook' in 1853, originally owned the land on which this house was built. He became sole proprietor of the property in 1883. The following year, part of the title was transferred to John Robinson, who was a prominent Albany businessman at that time. In 1891 he sold Lot 160 to Samuel Haynes, a prominent Albany lawyer, who held it until 1903. The next owner was Annie Challend, who commissioned Francis Bird and William Mawson to build her a residence in 1903. The building was designed by Francis Bird, who served as Chief Government Architect for WA in 1883. By 1889, Bird and his family had settled in Albany and lived at/owned the historic Strawberry Hill Farm. In Albany, Bird worked as a private architect and also designed other significant residences including 23 Aberdeen Street (which became the Albany Club), 55 Burt Street (The Priory), 64 Spencer Street and 136 Brunswick Rd (Parkville). William E Mawson, originally from England, first went to Beverley where he served as a Methodist Minister before settling in Albany where he established himself as a carpenter, builder, painter and paperhanger. He was active in local government, being Chairman of the Albany Road Board and serving as Mayor for one term in 1911. He was also instrumental in having the Government Water Scheme established in Albany. He died 23 May 1947 at his home in Napier aged 80. Mawson also built the Burvill's home Burleigh in Elleker. Annie Challend lived at Lawley House until 1920 and after Annie's death in 1924 her son Walter became the new proprietor until 1937. Available records show that the Clapp family owned the property until 1959. It is thought that this residence was considered an 'establishment' house, i.e. part of the banking-maritime-cultural circle. Research indicates that it was used as a venue for musical soirees and choral society events. An early photograph of the house, from the collection of W. E. Mawson, Master Builder, shows it was originally face brick, with the stucco being added at a later date. The timber valance was once across the whole verandah. Almost all other features remain intact, including some original glass in the bay windows. Some red glass in the internal hall door has been identified as French flash glass made only between 1880 and 1890. Unsympathetic extensions to the rear were replaced by the present owners in 1994-95 with additions more in keeping with the character of the home. In c2012, the owner received a small grant from the City of Albany to reinstate missing sections of the decorative timber valance to the front verandah.

Integrity/Authenticity

Integrity: High Authenticity: High/Moderate

Condition

Good

Associations

NAME	TYPE	YEAR FROM	YEAR TO
Francis Bird	Architect	-	-

References

REF ID NO	REF NAME	REF SOURCE	REF DATE
	Heritage Database	City of Albany	1995
	L Johnson; "Town of Albany Heritage Survey".		1994
	Heritage TODAY Site visit and Assessment		1999

Creation Date 10 Mar 2000

Last Update 18 Nov 2021 **Publish place record online (inHerit):** Approved

Disclaimer

This information is provided voluntarily as a public service. The information provided is made available in good faith and is derived from sources believed to be reliable and accurate. However, the information is provided solely on the basis that readers will be responsible for making their own assessment of the matters discussed herein and are advised to verify all relevant representations, statements and information.

Category B



- Requires a high level of protection.
- Provide maximum encouragement to the owner under the City of Albany Town Planning Scheme to conserve the significance of the place.
- A more detailed Heritage Assessment/Impact Statement to be undertaken before approval given for any major redevelopment.
- Incentives to promote heritage conservation should be considered.

Considerable

Very important to the heritage of the locality.