

FOR SALE



Offers Above \$850,000

108 FREDERICK STREET, GLEDHOW



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

COVETED RURAL LIFESTYLE

- Two-storey Cedar clad home and adjoining self-contained cottage
- Open plan living, wood fire, spacious kitchen, great al fresco, rural views
- Cottage with living area, double sized bedrooms, wet room with toilet
- Lush grazing land suits horses or sheep; chook run, fruit trees; soak
- Powered double garage, assorted sheds, stables; easy access to town, schools



 **5**  **2**  **3**  **3.06 ha**

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 ABN 66 768 696 418

108 FREDERICK STREET, GLEDHOW



Specification

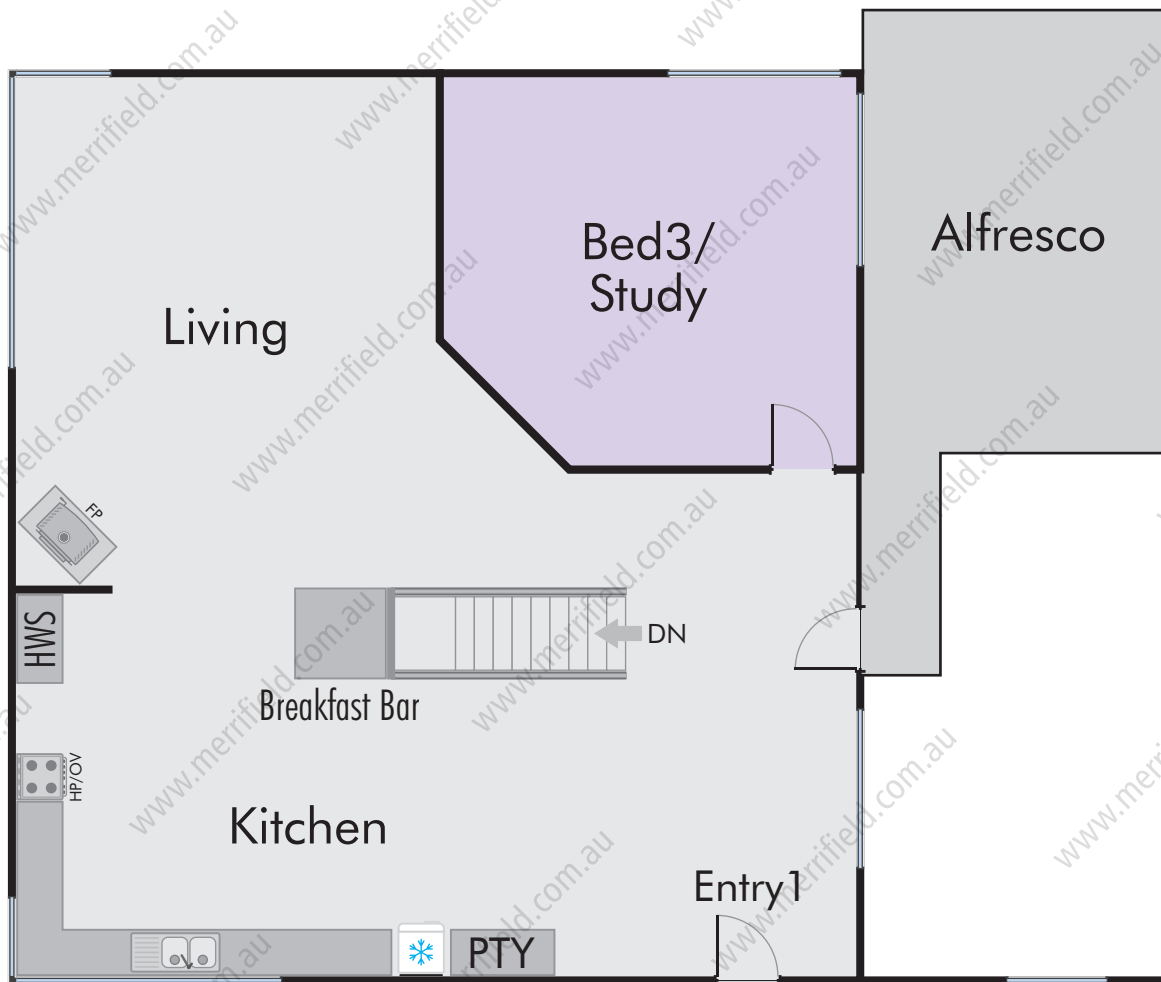
| | | | |
|---------------|------------------------|-----------------------|--|
| Asking Price | Offers Above \$850,000 | Land Size | 3.06 ha |
| Bedrooms | 5 | Frontage | 108.23m |
| Bathrooms | 2 | Restrictive Covenants | See Certificate of Title |
| Toilets | 2 | Zoning | Rural |
| Parking | 3 | School Zone | Mount Lockyer Primary School / N.A.S.H.S |
| Sheds | Multiple | Sewer | Septic |
| HWS | Gas | Water | Scheme Connected |
| Solar | N/A | Internet Connection | NBN available |
| Council Rates | \$2,835.50 | Building Construction | Cedar / Colorbond |
| Water Rates | \$282.60 | Insulation | Unknown |
| Strata Levies | N/A | Built/Builder | 1995 |
| Weekly Rent | \$550 - \$600 per week | BAL Assessment | N/A |



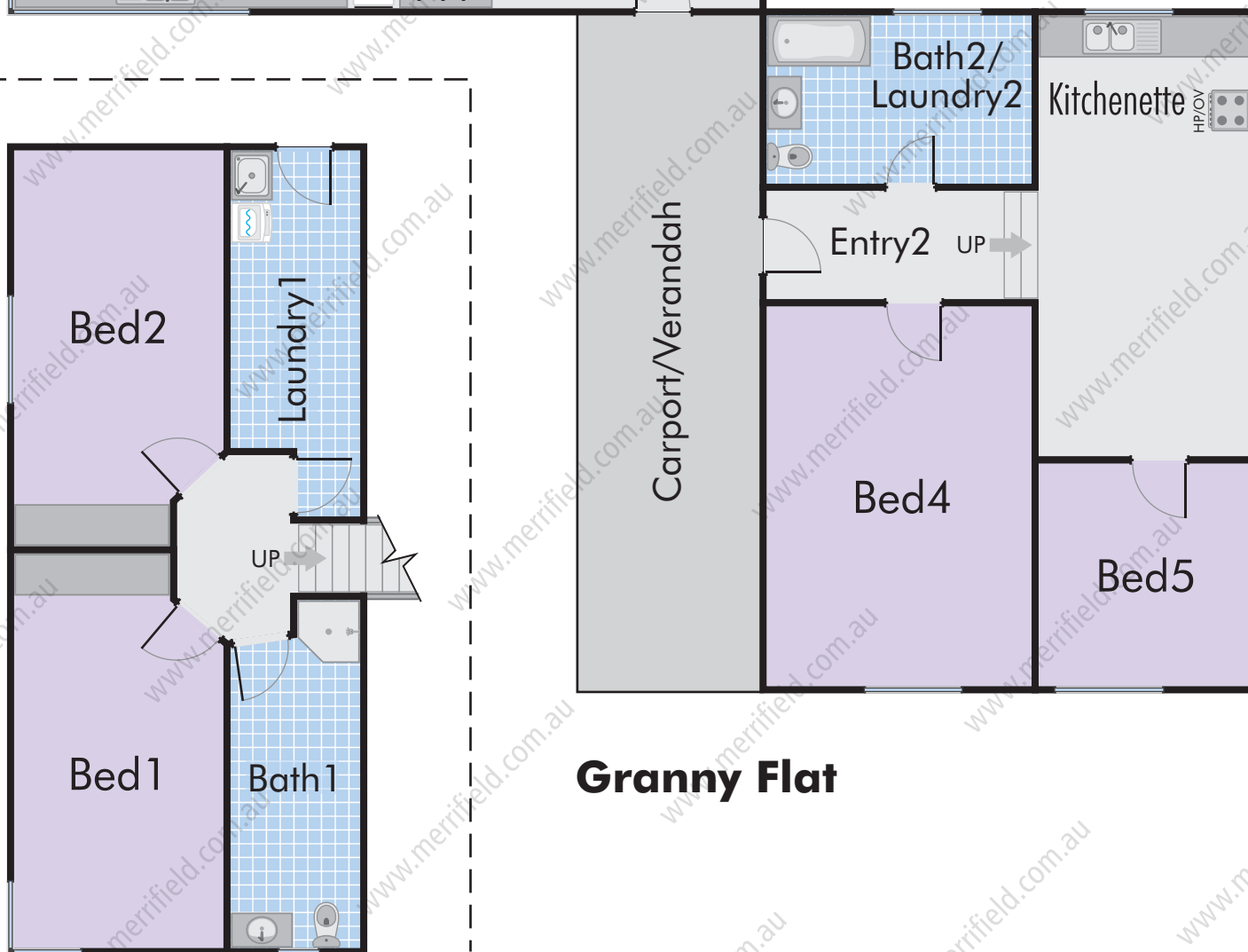
Site Plan



Upper Floor

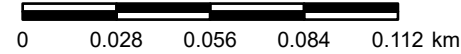


Lower Floor



Granny Flat

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

1364 808

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 47 ON DEPOSITED PLAN 222501

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

NEILLENA JOY YOUNG
LUKE MICHAEL SCANLON
BOTH OF 3 FLOYD CROSS USHER WA 6230
AS JOINT TENANTS

(T O704941) REGISTERED 16/4/2021

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

1. O704942 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 16/4/2021.

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: 1364-808 (47/DP222501)
PREVIOUS TITLE: 1252-523
PROPERTY STREET ADDRESS: 108 FREDERICK ST, GLEDHOW.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Transfer A746684

WESTERN

AUSTRALIA



Volume 1252 Folio 523

1364 808



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 7th November, 1973

REGISTRAR OF TITLES

M. J. ...



ESTATE AND LAND REFERRED TO

Estate in fee simple in Gledhow Lot 47, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

~~Peter Marshall of Gledhow, Painter~~

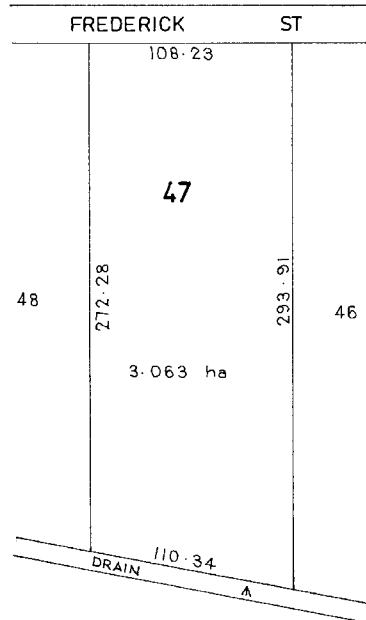
SECOND SCHEDULE (continued overleaf)

NIL

M. J. ...

REGISTRAR OF TITLES

THIRD SCHEDULE



Scale 1:3000
Index Plan 7651

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.

90971/8/71-30M-O/SOL

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1364 808 VOL. FOL.

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

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

FIRST SCHEDULE (continued)

| REGISTERED PROPRIETOR | | INSTRUMENT | | REGISTERED | TIME | SEAL | INITIALS |
|---|--|------------|---------|------------|-------|------|----------|
| | | NATURE | NUMBER | | | | |
| <p><u>Leslie Brian Attwell</u>, of 46 Hanson Street, Albany, Farmer. Walter Scherrer and Gabrielle Anne Scherrer both of 3 Havana Villas, Birss Street, Albany, as joint tenants. The correct address of the registered proprietors is now <u>47 Frederick Street, Gledhow.</u></p> | | Transfer | A995115 | 22.7.75 | 10.37 | | |
| | | Transfer | E341390 | 18.4.90 | 14.55 | | |
| | | By | H251372 | 15.10.99 | 8.24 | | |

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.

SECOND SCHEDULE (continued)

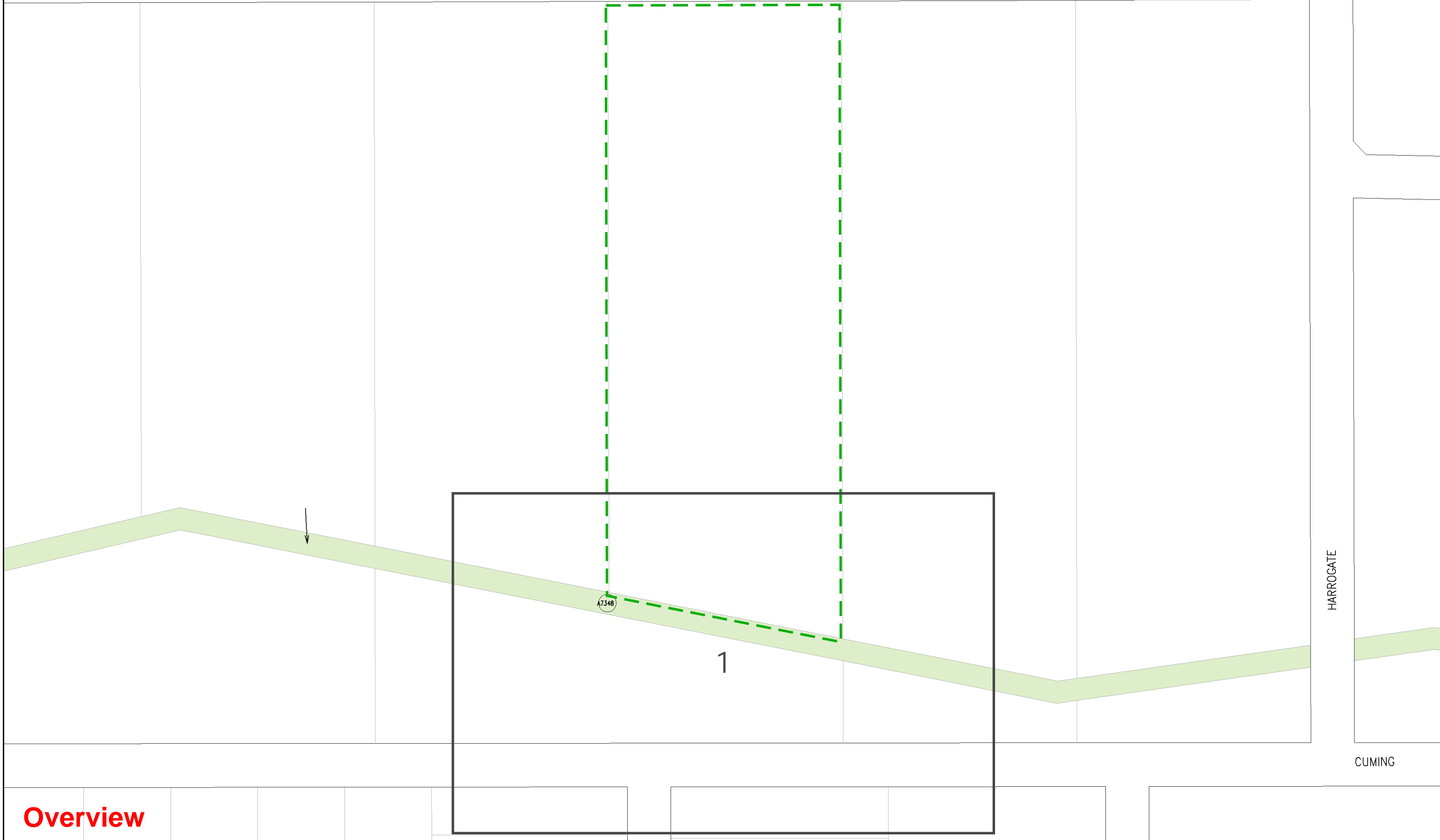
| PARTICULARS | | REGISTERED | TIME | SEAL | INITIALS | CANCELLATION | NUMBER | REGISTERED OR LODGED | SEAL | INITIALS |
|-------------|--|------------|-------|------|----------|--------------|---------|----------------------|------|----------|
| NATURE | NUMBER | | | | | | | | | |
| Mortgage | A995116 | 22.7.75 | 10.37 | | | | | | | |
| | to The National Bank of Australasia Limited. | | | | | | | | | |
| Mortgage | H251372 | 15.10.99 | 8.24 | | | Discharged | E341389 | 18.4.90 | | |
| | to Westpac Banking Corporation. | | | | | | | | | |

CERTIFICATE OF TITLE VOL. 1364 808

Deposited Plan 222501

| Lot | Certificate of Title | Lot Status | Part Lot |
|------------|-----------------------------|-------------------|-----------------|
| 45 | 2128/451 | Registered | |
| 46 | 1198/157 | Registered | |
| 47 | 1364/808 | Registered | |
| 48 | 1364/809 | Registered | |
| 52 | 1492/262 | Registered | |
| 53 | 1492/263 (Cancelled) | Retired | |
| 54 | 1566/622 | Registered | |
| 55 | 2682/119 (Cancelled) | Retired | |
| 55 | 1296/961 (Cancelled) | Retired | |
| 55 | 2682/118 (Cancelled) | Retired | |
| 56 | 1257/424 | Registered | |
| 57 | 1456/895 | Registered | |
| 58 | 2093/862 | Registered | |
| 59 | LR3037/810 | Registered | |
| 60 | LR3037/811 | Registered | |
| 61 | 1215/96 | Registered | |
| 62 | 1451/856 | Registered | |
| 63 | 1451/857 | Registered | |
| 64 | 1438/939 | Registered | |
| 65 | 1438/940 (Cancelled) | Retired | |
| 66 | 1436/622 | Registered | |
| 67 | 1436/623 | Registered | |
| 68 | 1436/624 | Registered | |
| 69 | 1436/625 | Registered | |
| 70 | 1436/626 | Registered | |
| 71 | 1412/124 | Registered | |
| 72 | 1467/660 | Registered | |
| 73 | 1564/99 | Registered | |
| 74 | 1489/566 | Registered | |
| 75 | 1492/942 | Registered | |
| 76 | 1492/941 | Registered | |
| 77 | 1496/500 | Registered | |
| 78 | 1486/46 | Registered | |
| 79 | 1452/781 | Registered | |
| 80 | 1459/635 | Registered | |
| 81 | 1444/391 | Registered | |
| 82 | 1449/395 | Registered | |

ST



Overview



Scale: 1:1994
 Job No.: 37778219
 Sequence No.: 245783757
 Print Date: 09 Oct 2024



Drainage

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.



H272

A7348

H273
53

H267
52

Page No: 1

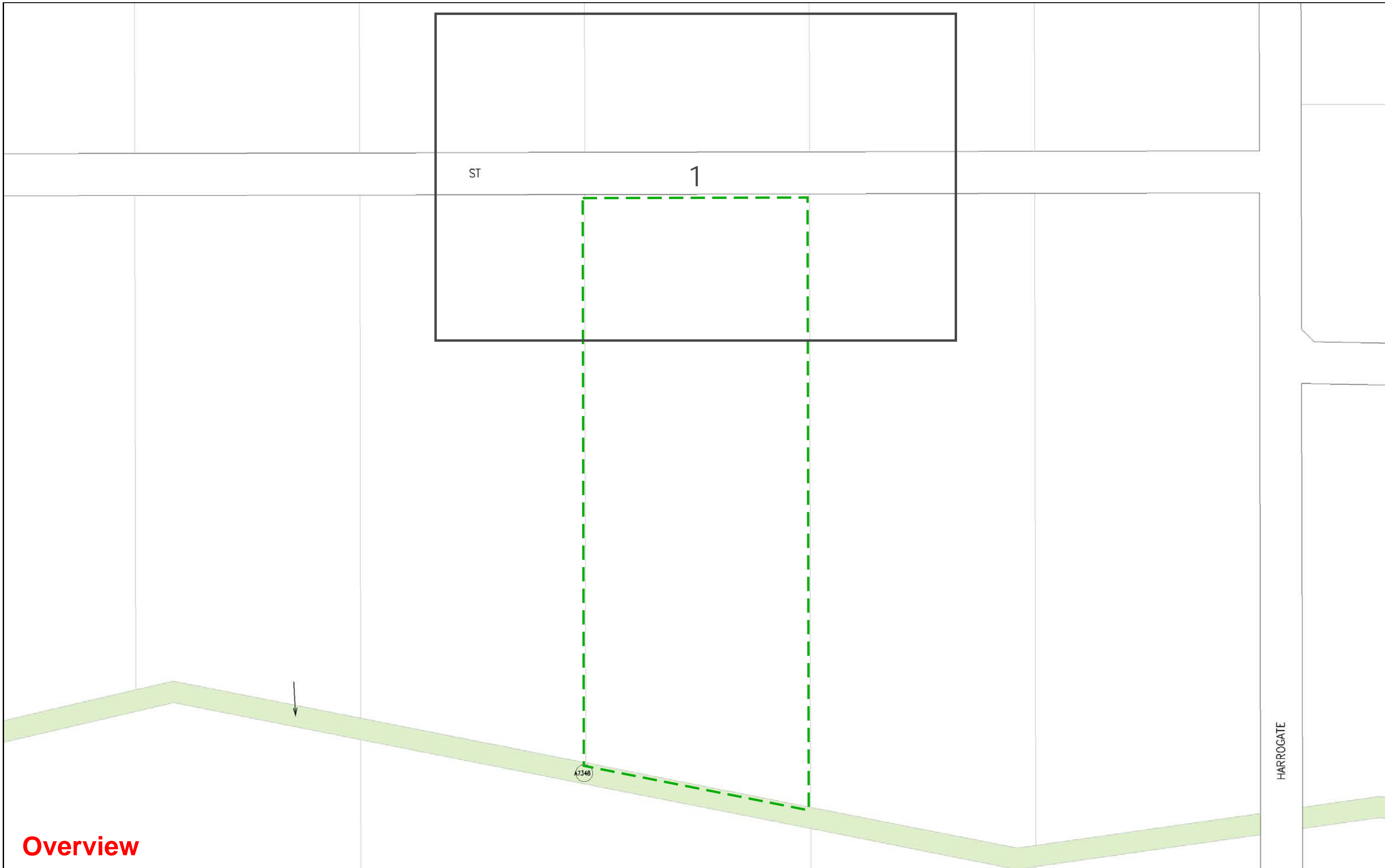


Scale: 1:750
Job No.: 37778219
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Drainage

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Overview



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Water

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.

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ST

100P-16

100P-16

100AC

Page No: 1



Scale: 1:750
Job No.: 37778219
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Water

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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> |

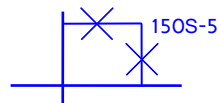


FIRE SERVICES

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.



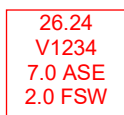
WASTEWATER ACCESS CHAMBERS (MANHOLES)

-- 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

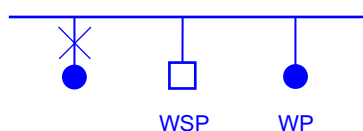
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



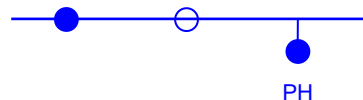
FLOWMETER

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

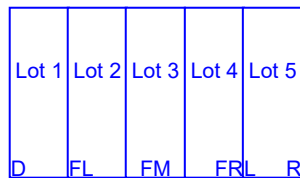
May not be visible.

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.

3.9 1:2.7



OPEN CHANNEL

OA Landscaped

OE Normal Open Earth

OF Open channel with flood levee

OH Half Pipe

OL Lined Channel

OS Swale-Shallow Depression

OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.

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)**

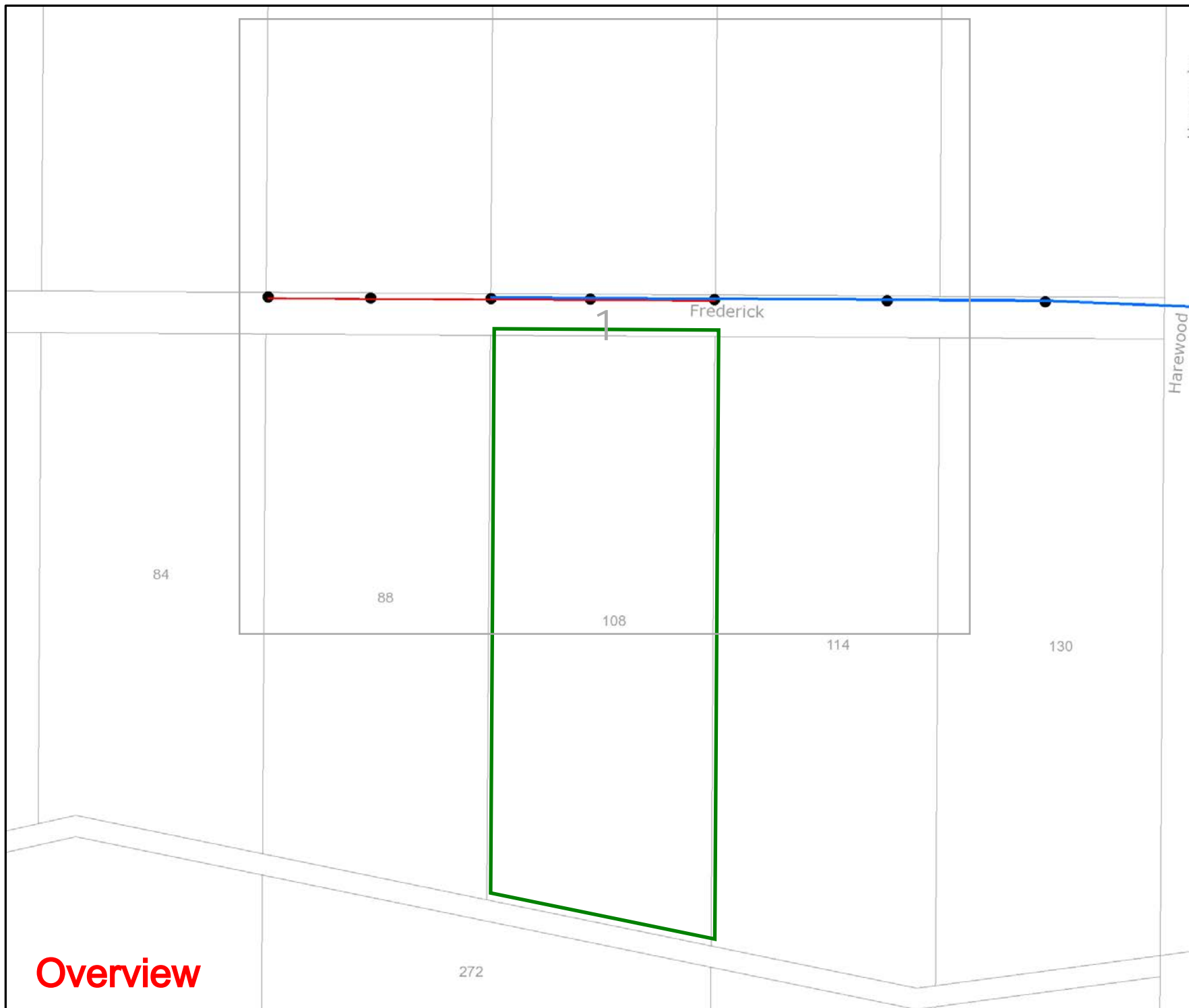
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.

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

Information valid for 30 days
from date of issue

A4 Scale : 1:2456

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




Overview



OVERHEAD LEGEND
Structures

- Power Pole ■ Transmission Poles





Transmission Overhead Powerline

-  Transmission (33kV - 330kV)

Distribution Overhead Powerline

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A4 Scale : 1:1500

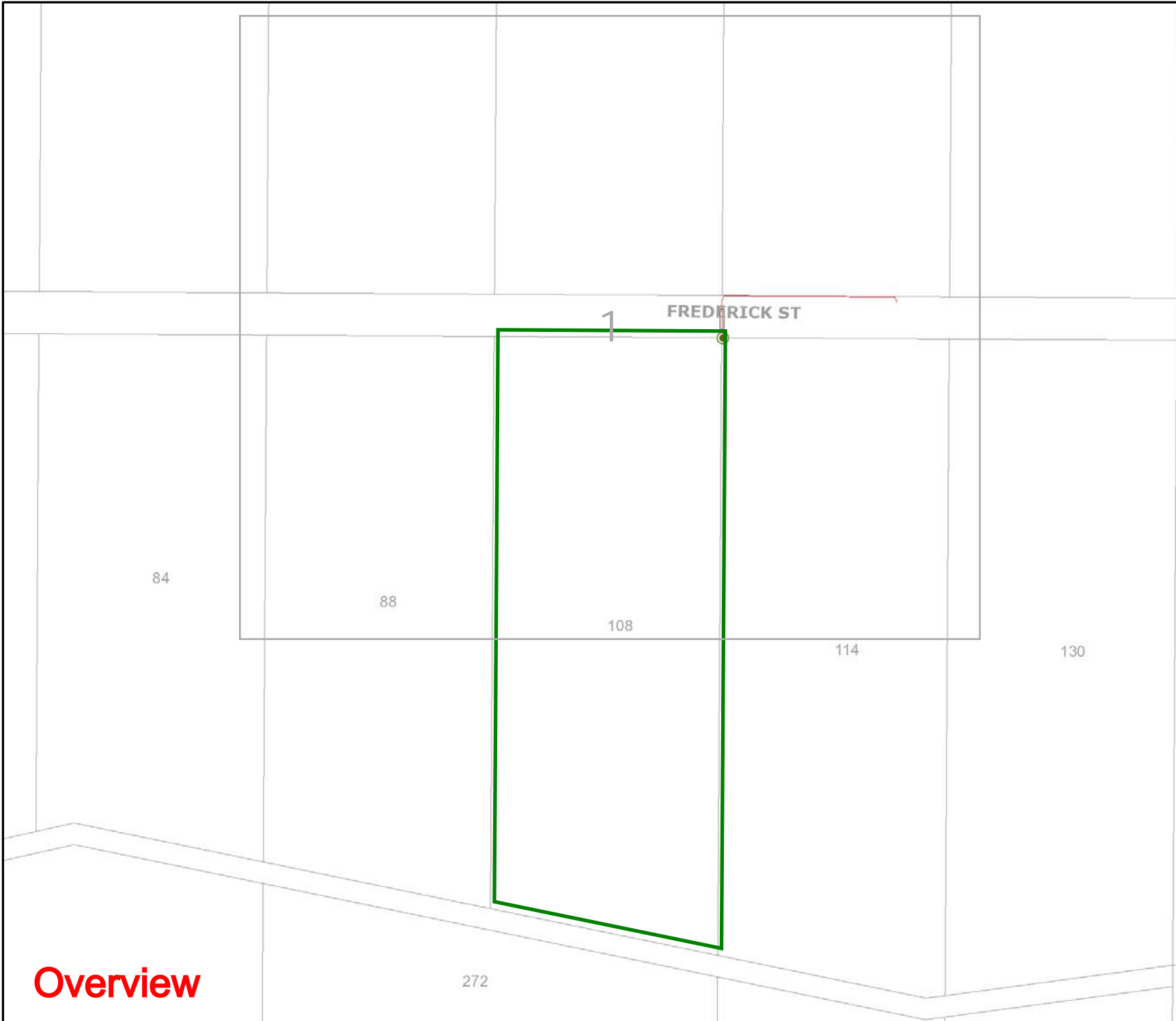
**WARNING! Look out for
overhead power lines**

Frederick

Tile No: 1

88

108



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**.

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A4 Scale : 1:2456

WARNING! Look out for overhead power lines

Overview

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 *
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- 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
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A4

Scale : 1:1500

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overhead power lines**

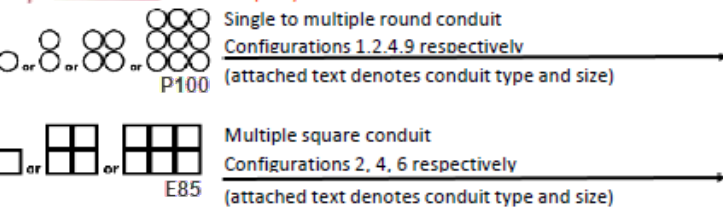
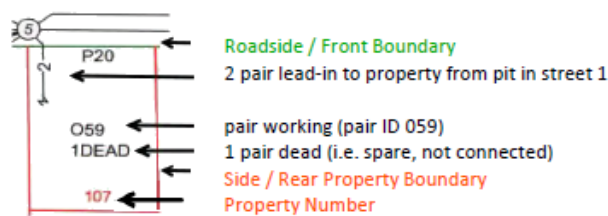
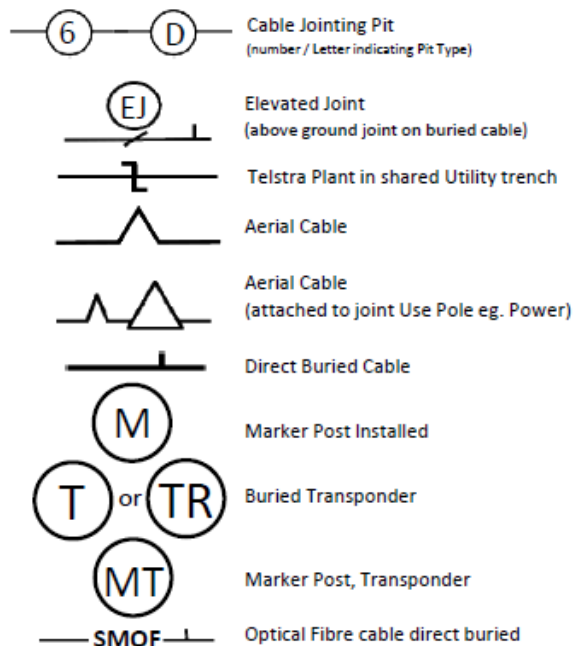
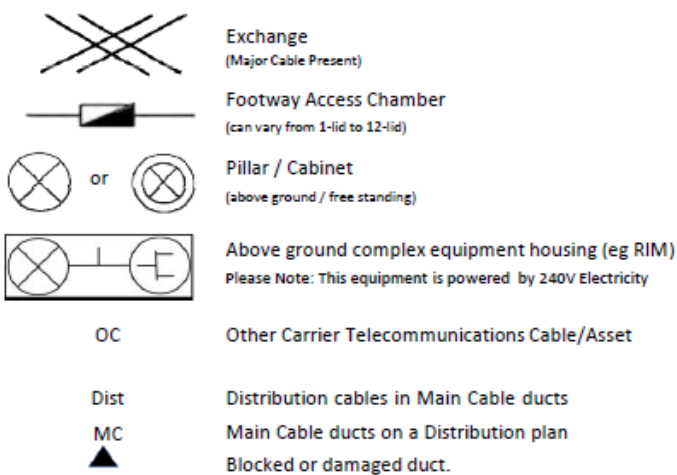
FREDERICK ST

Tile No: 1

88

108

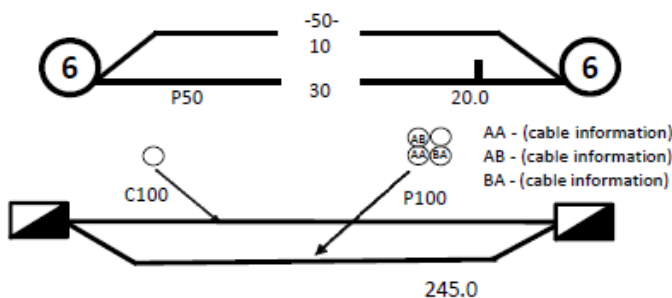
LEGEND



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:

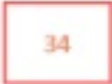




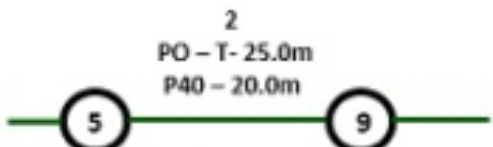
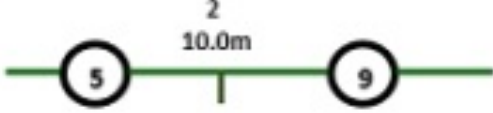





- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

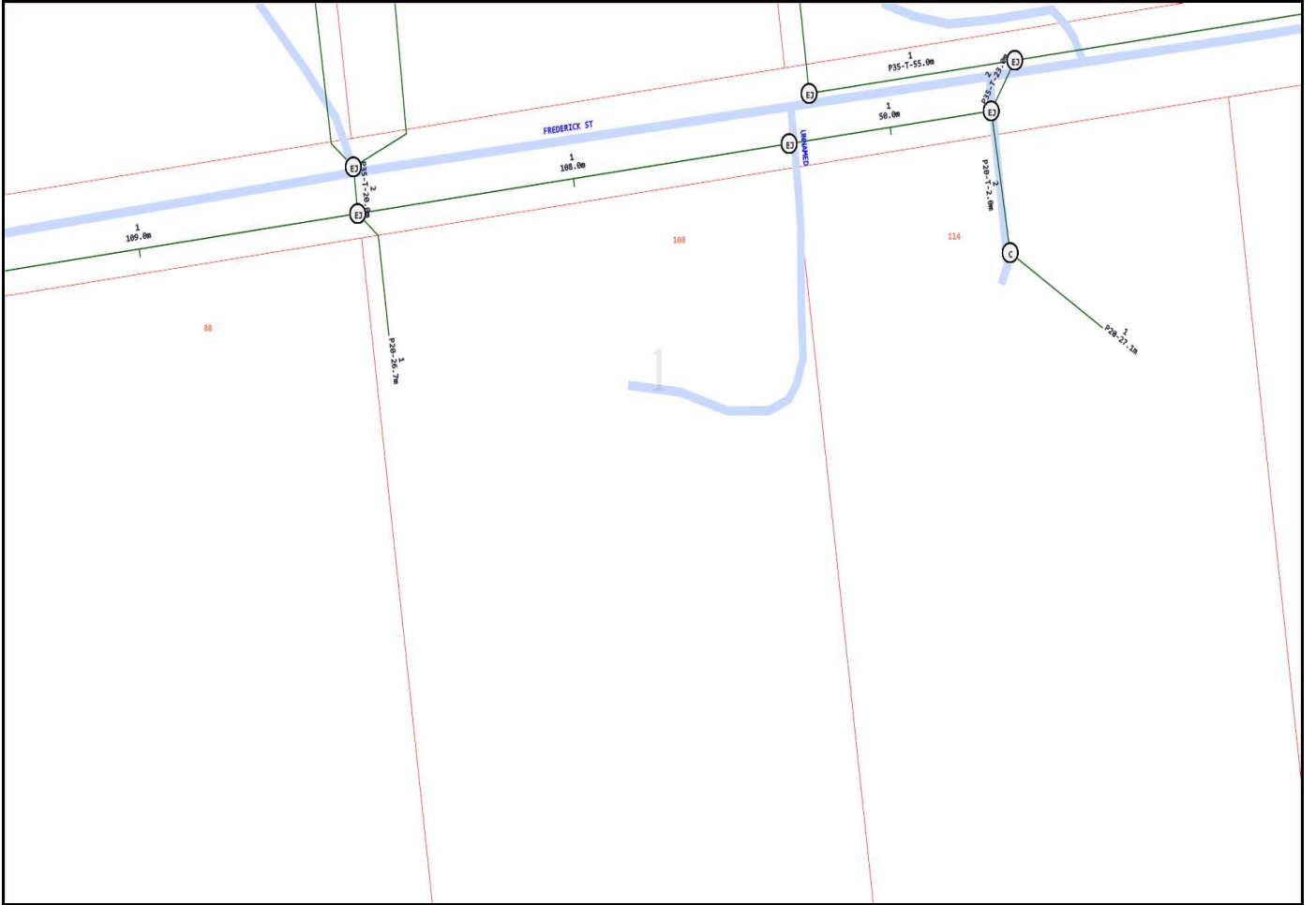
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

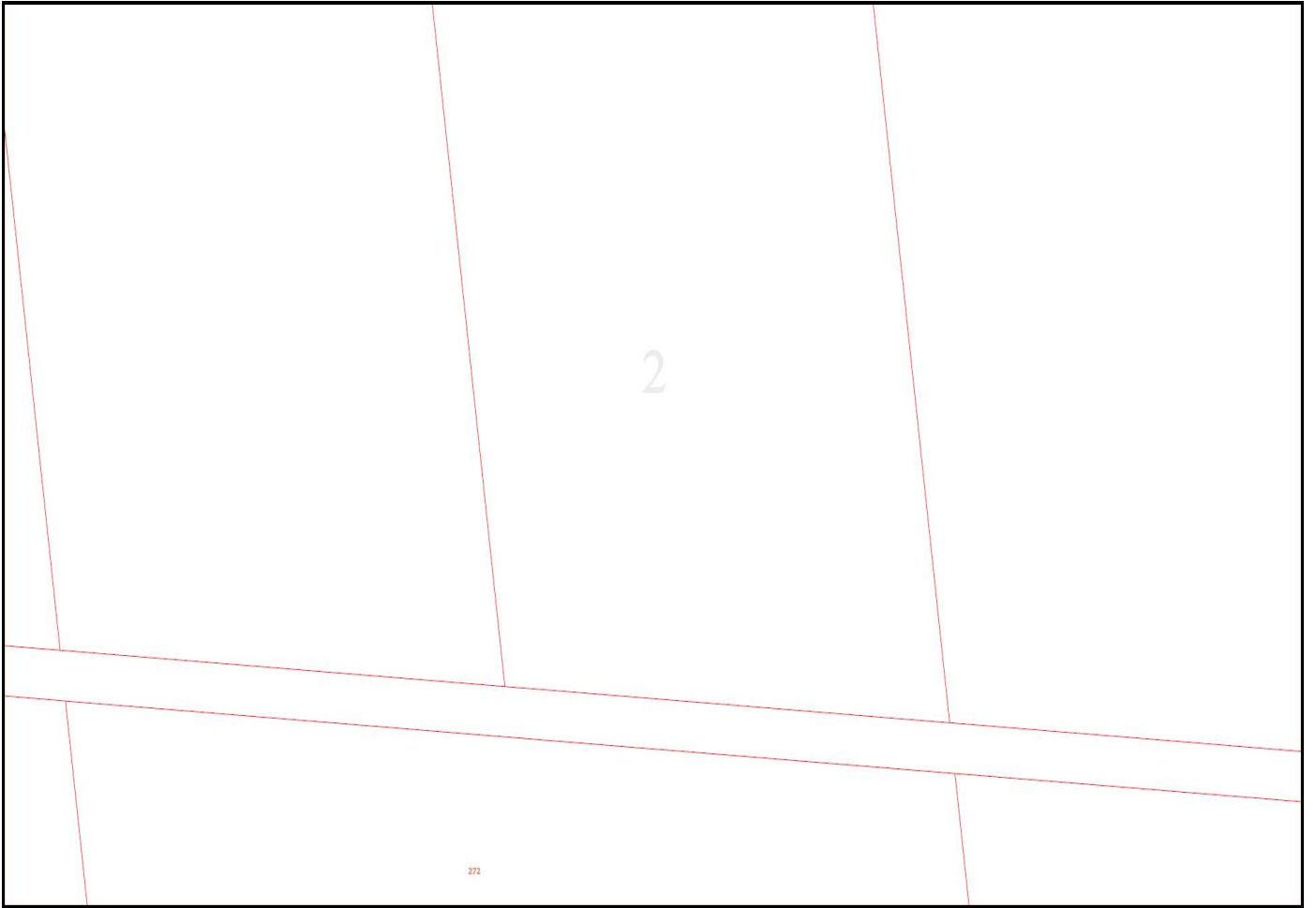


LEGEND



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

15/10/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 108 FREDERICK STREET, GLEDHOW

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 **\$550.00 - \$600.00 per week** in the current rental market.

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

Smoke Alarm guidelines:

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

Internal Blind cord requirements:

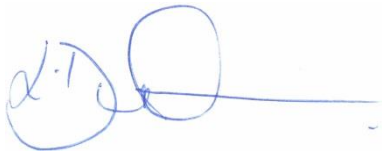
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

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

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, consisting of a stylized 'L' and 'D' followed by a horizontal line.

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.