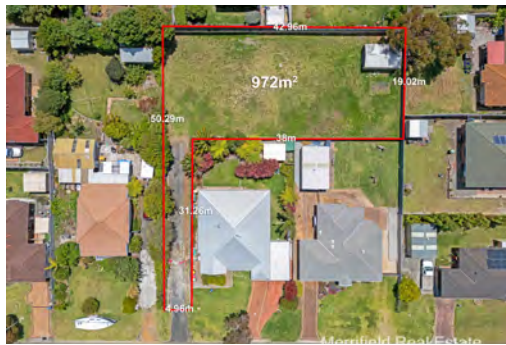


FOR SALE



4C SINCLAIR STREET, LOCKYER



BEST BUDGET BUY IN BEAUTIFUL ALBANY

- 972 sqm block of land, fully fenced, cleared, minimal slope
- Comes with 6m x 4m Colorbond single garage
- 42.96 m wide at rear, exceptional northerly aspect
- Zoned R25, potential for two dwellings
- Deep sewerage available, electricity, scheme water & town gas to site
- Walk to primary school, short commute to all other services & CBD

Land Size: 972.00 m2

Council Rates: \$1,331.00



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

4C SINCLAIR STREET, LOCKYER



Boundaries are Approximate



Created: 21 December 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2617 705

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 504 ON DEPOSITED PLAN 47517

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANDRIJA BOJBASA
SLAVOJKA BOJBASA
BOTH OF 4C SINCLAIR STREET LOCKYER WA 6330
AS JOINT TENANTS

(T O801461) REGISTERED 13/7/2021

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 47517 AS CREATED ON DIAGRAM 96047.

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: DP47517
PREVIOUS TITLE: 2142-209
PROPERTY STREET ADDRESS: 4C SINCLAIR ST, LOCKYER.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 47517

| Lot | Certificate of Title | Lot Status | Part Lot |
|------------|-----------------------------|-------------------|-----------------|
| 502 | 2617/703 | Registered | |
| 503 | 2617/704 | Registered | |
| 504 | 2617/705 | Registered | |

DP 47517



TYPE FREEHOLD
 PURPOSE SUBDIVISION
 PLAN OF
LOTS 502 - 504

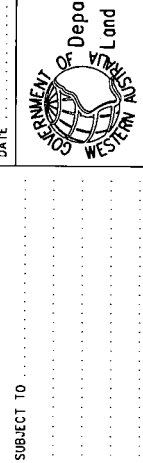
DISTRICT PLANTAGENET FILE
 TOWNSITE
 LOCAL AUTHORITY CITY OF ALBANY
 LOCALITY LOCKYER
 FORMER TENURE ON FIELD BOOKS
 LOT 512 ON BK26 (2) 09.06 96773
 D 96047
 C/T 2142-209

SCALE AT A3 IS 1 : 300
 ALL DISTANCES ARE IN METRES

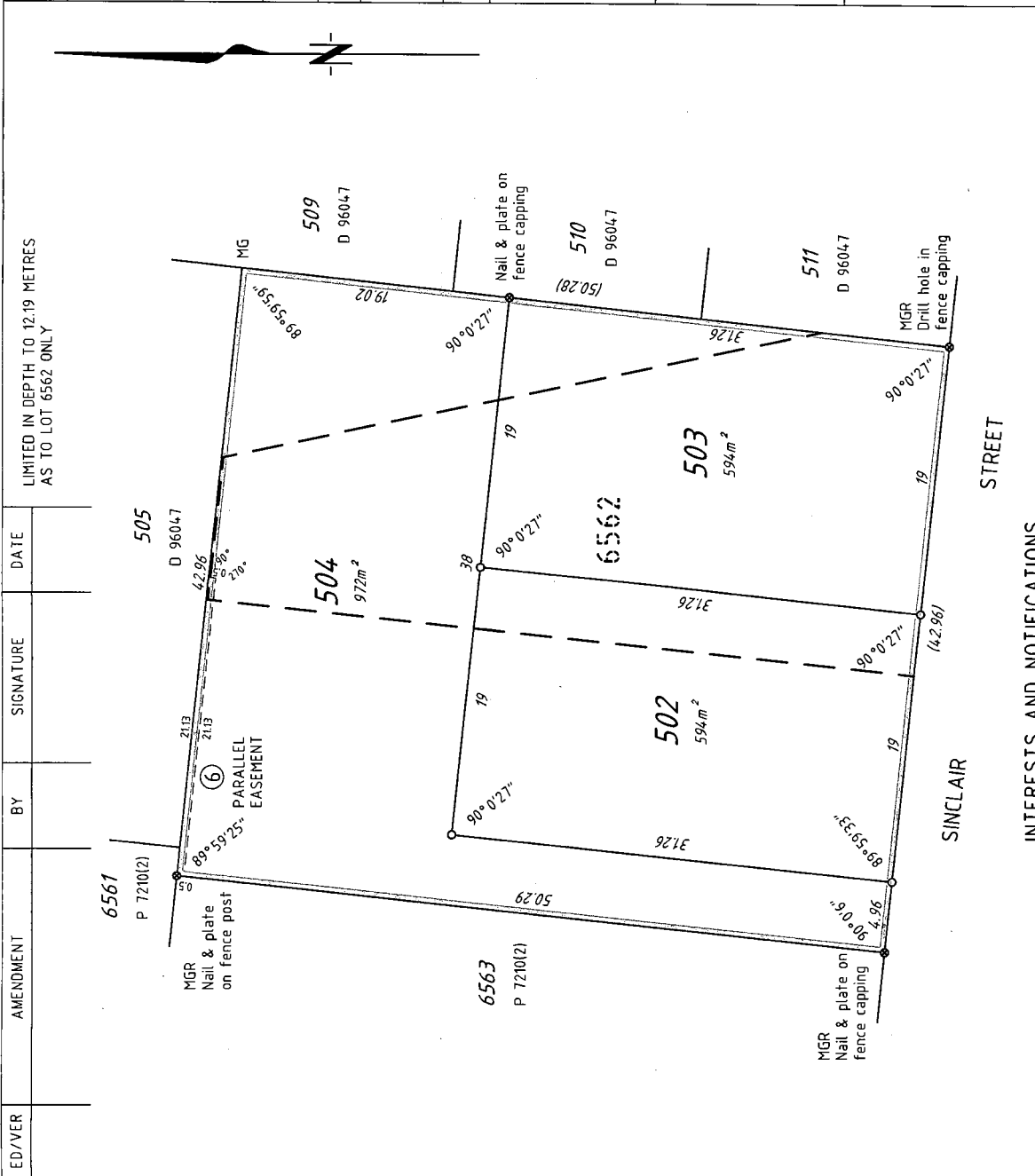
SURVEYOR'S CERTIFICATE - Reg. 54
C.J. KEALLEY
 I hereby certify that this plan is a correct representation of the survey and/or calculations on the requirements recorded in the field book, and that the same are in accordance with the provisions of the Act in relation to which it is lodged.
 Licensed Surveyor
 Date

LOGGED
 DATE 7-Sep-05
 TYPE OF VALIDATION
 FULL AUDIT
 LEGAL COMPONENT M/JR
 DOCKET 01686-2005
 CERTIFIED CORRECT
 FEE PAID \$322.00
 ASSESS No. 468280

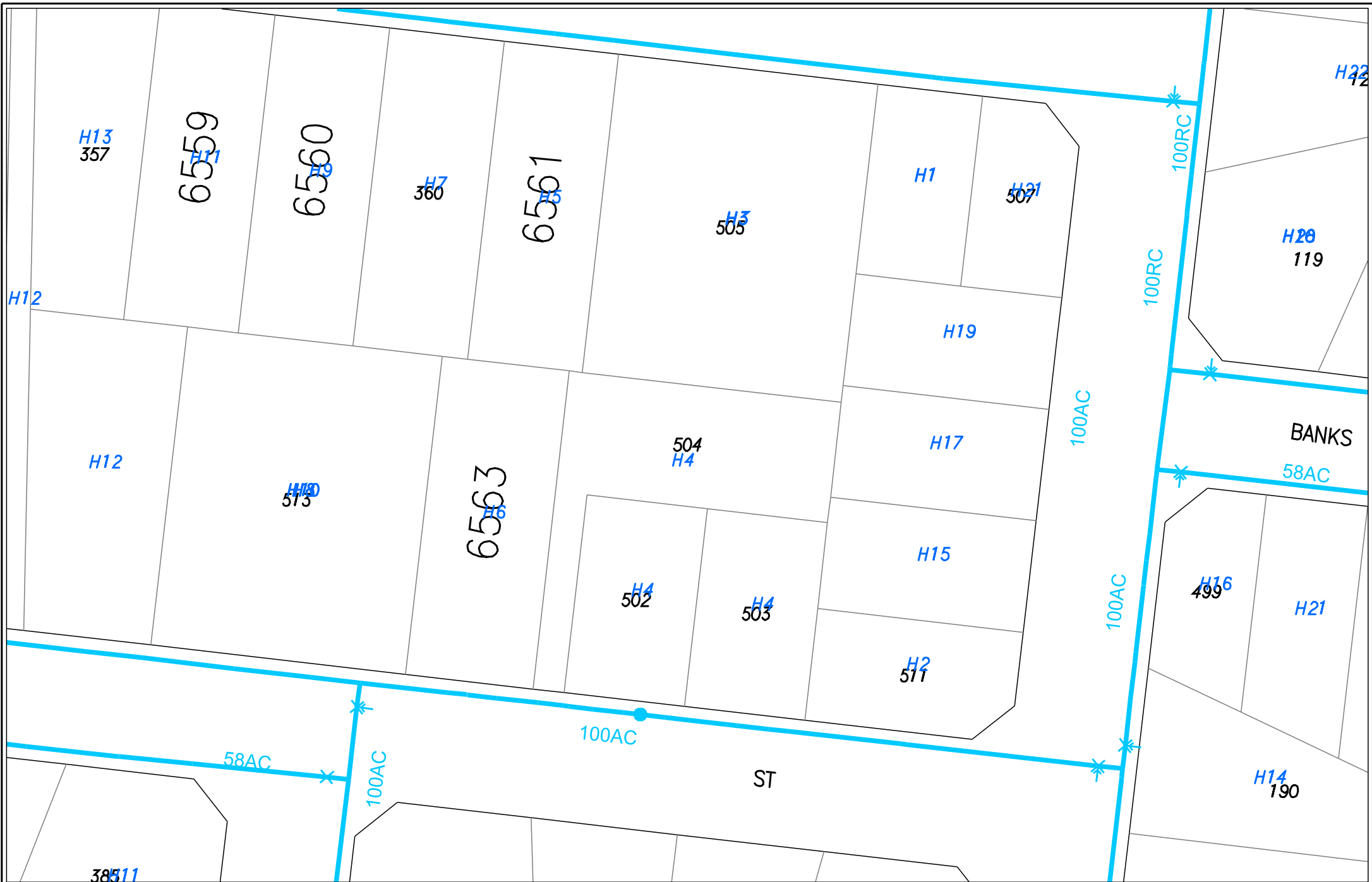
APPROVED BY
 WESTERN AUSTRALIAN PLANNING COMMISSION
 FILE 127908
 DATE
 DELEGATED UNDER S20 WAPC ACT 1985



DEPOSITED PLAN
47517
 ORIGINAL
 SHEET 1 OF 1
 EDITION 1
 VERSION 1



| INTERESTS AND NOTIFICATIONS | | | | | | |
|-----------------------------|---------------------|-------------------------------------|---------|---------------|-------------------|----------|
| SUBJECT | PURPOSE | STATUTORY REFERENCE | ORIGIN | LAND BURDENED | BENEFIT TO | COMMENTS |
| ⑥ | EASEMENT (SEWERAGE) | REG 6, SEC 27A OF THE T.P. & D. ACT | D 96047 | LOT 504 | WATER CORPORATION | |

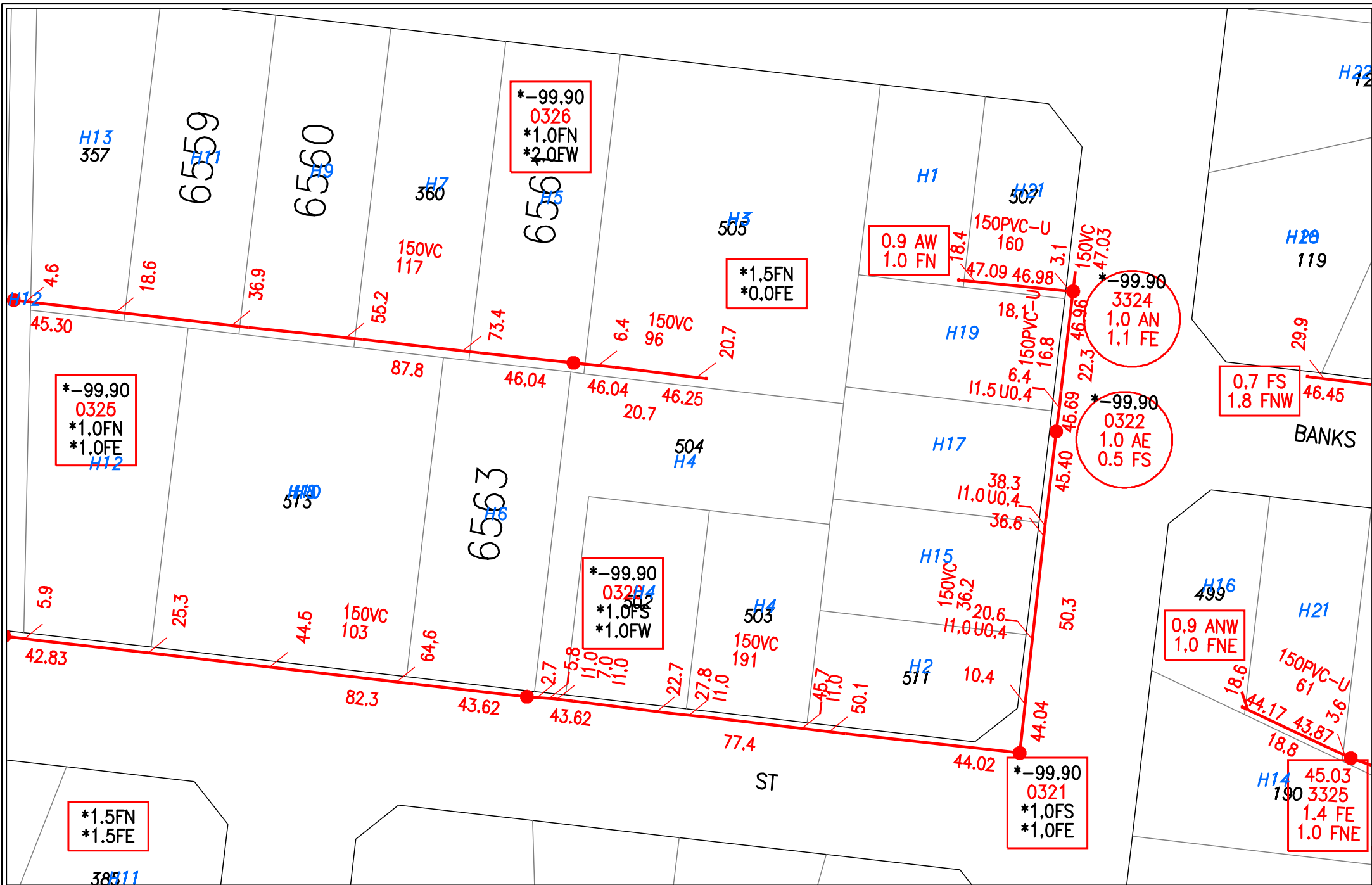


Scale: 1:750 Centre Point: 117.856°, -35.006°
 Sequence No: 233620821
 Print Date: 22/12/2023 Page: 1 of 1



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: 117.856°, -35.006°

Sequence No: 233620821

Print Date: 22/12/2023 Page: 1 of 1



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)

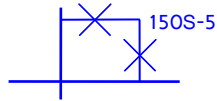
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

| | |
|--|---|
| | <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.



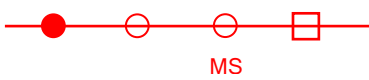
CATHODIC PROTECTION (CP)

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.



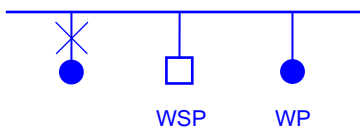
HAZARDOUS MANHOLE

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



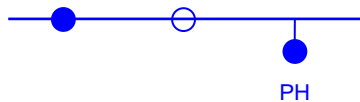
FLOWMETER

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

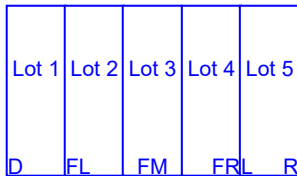


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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.

UNDERGROUND LEGEND

- | Structures | |
|------------|-----------------------|
| | 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 |

- | State Underground Power Project | |
|---------------------------------|---------------------|
| | CURRENT Work Area * |
| | COMPLETED Area * |

- | Feature | |
|---------|------------------|
| | Area of Interest |

* Please refer to coversheet

Privately owned cables NOT SHOWN (including house services)

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

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

Information valid for 30 days from date of issue

A4 Scale : 1:2500

WARNING! Look out for overhead power lines



OVERHEAD LEGEND

Structures

- Power Pole ■ Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

**Privately owned cables NOT SHOWN
(including house services)**

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

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

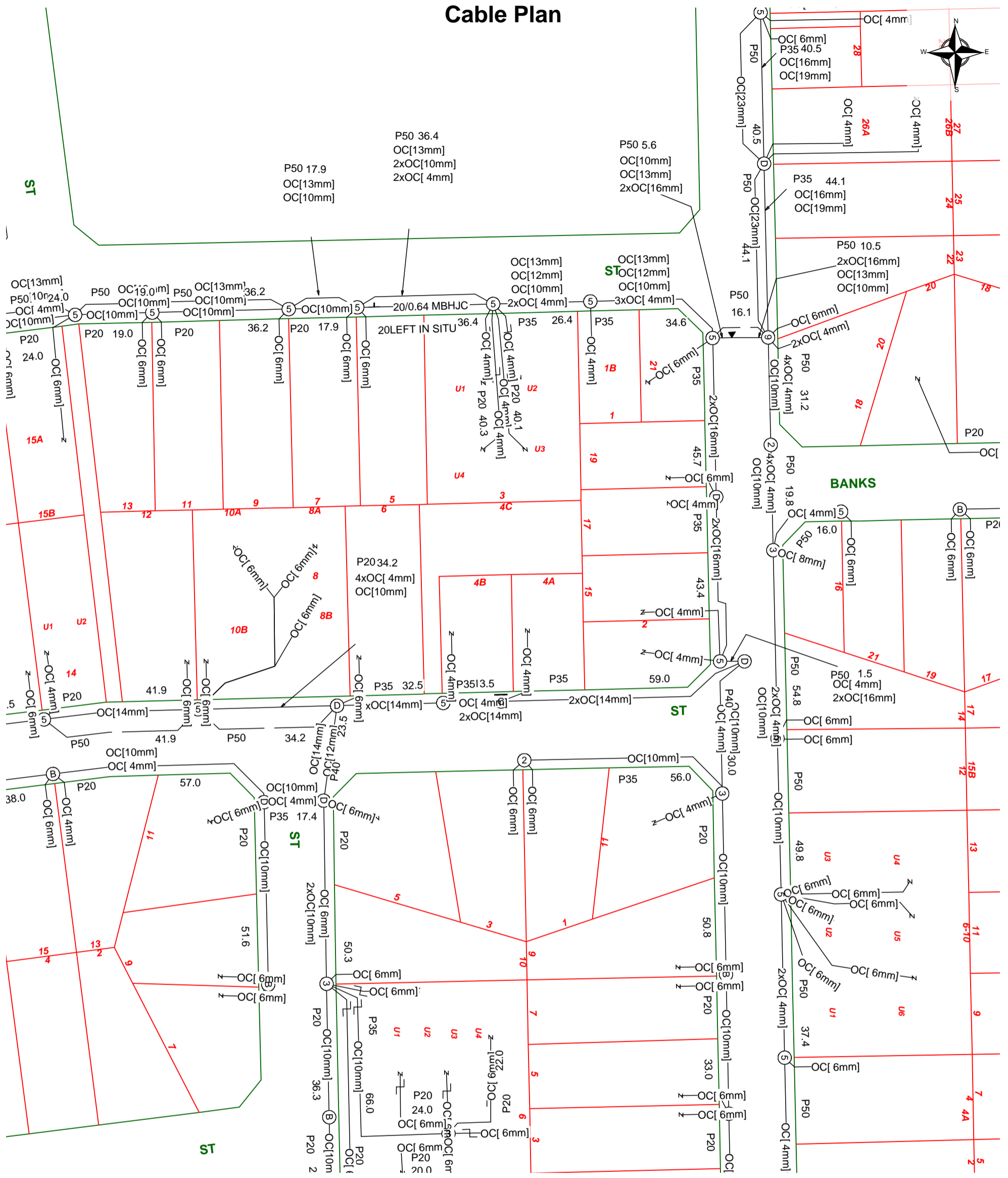
**Information valid for 30 days
from date of issue**

A4 Scale : 1:2500

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



Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 233620825

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 22/12/2023 13:41:32

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 dependant 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.



PDF Map Files (max size A3)

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



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)



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**

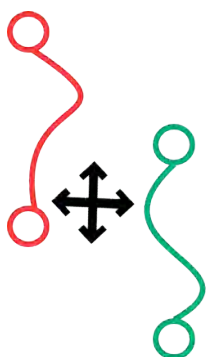
If you receive a message asking for a phone or account number say:

“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).

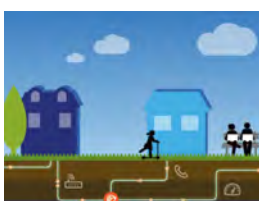
NetworkIntegrity@team.telstra.com

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

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

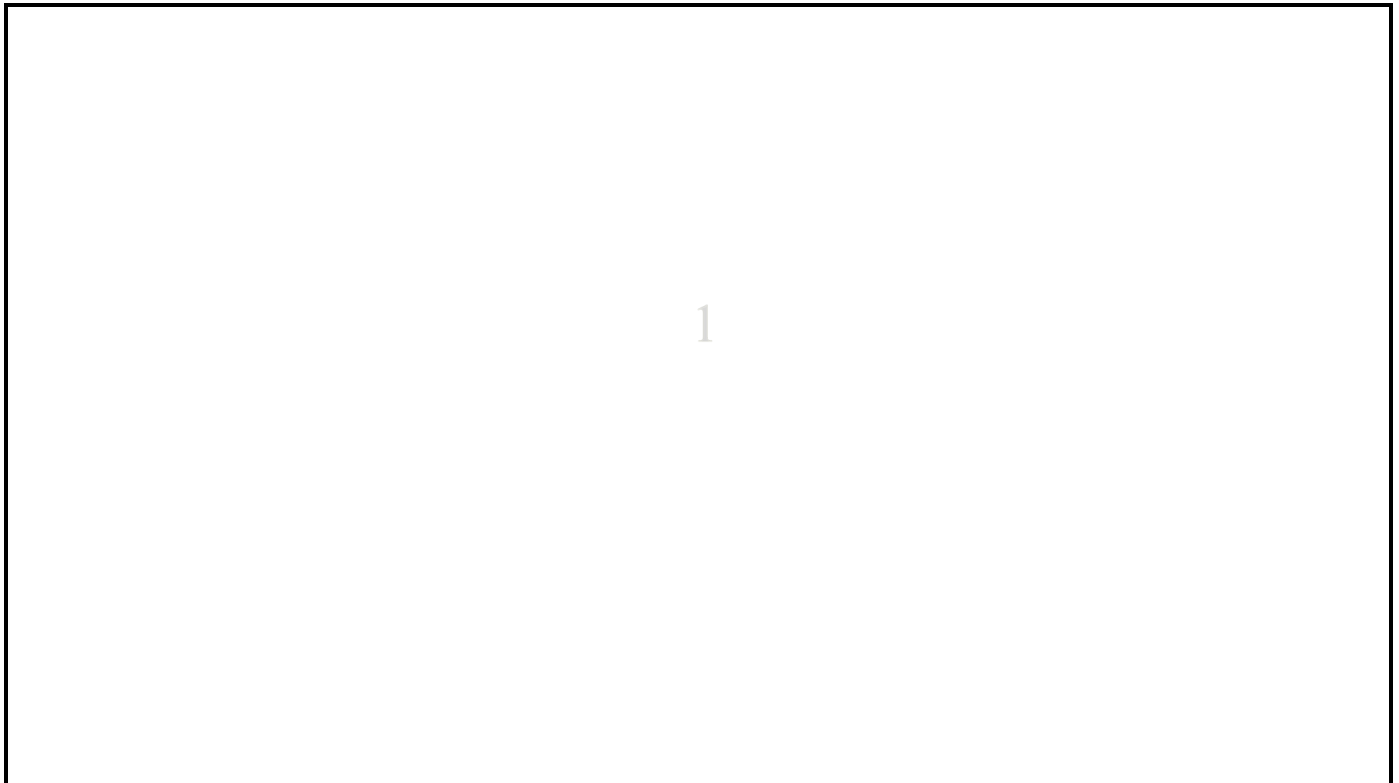
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

To: Shalea Wray
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

| | | |
|-----------------------------------|--------------------------------------|---|
| Dial before you dig Job #: | 35720489 |  |
| Sequence # | 233620820 | |
| Issue Date: | 22/12/2023 | |
| Location: | 4c Sinclair St , Lockyer , WA , 6330 | |






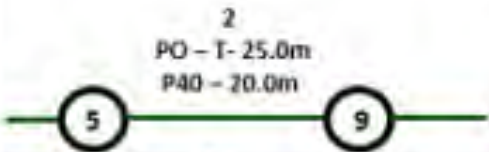
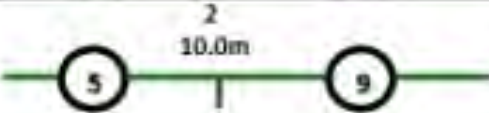





Indicative Plans

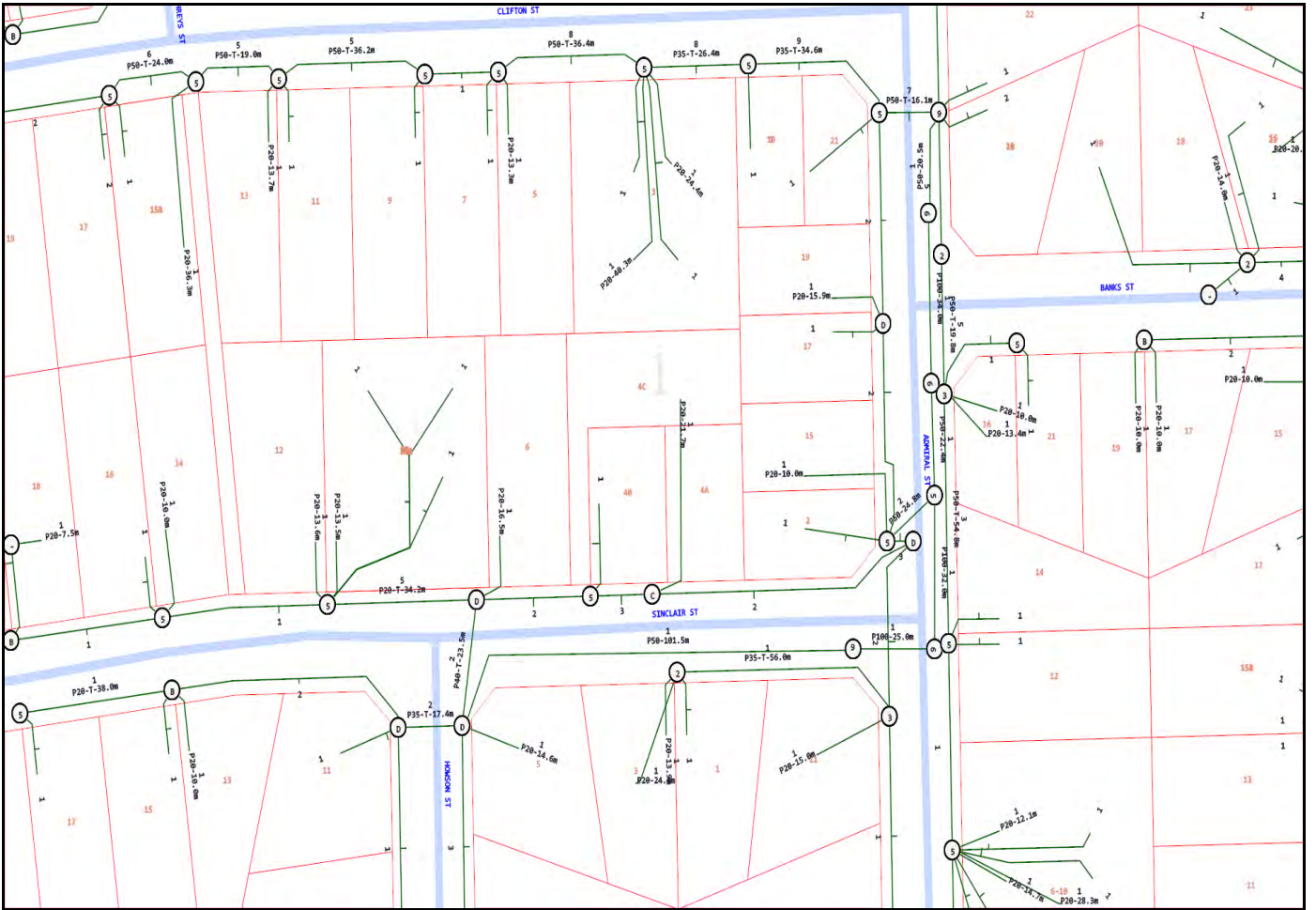




LEGEND



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