

FOR SALE



Offers Above \$799,000

65 MCBRIDE ROAD, GOODE BEACH



BUILD FOR TRANQUILITY, PRIVACY, FABULOUS VIEWS

- 2.28ha Rural Residential block, mostly bushland, gently sloping
- Build for views to Southern Ocean, harbour, city and beyond
- Close to spectacular coastline and world class beaches
- Ample space for sheds, gardens, orchard, chooks; power available
- Easy access via sealed road, 23 mins from town, 10 mins to school



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**

65 MCBRIDE ROAD, GOODE BEACH



Specification

Asking Price	Offers Above \$799,000	Land Size	2.28 hectares
Bedrooms	0	Frontage	109.63 metres
Bathrooms	0	Restrictive Covenants	NIL
Toilets	0	Zoning	Rural Residential
Garages	N/A	School Zone	Little Grove P.S
Sheds	N/A	Sewer	Not Available or Connected
HWS	N/A	Water	Scheme Available, Not Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$1,451.00	Building Construction	N/A
Water Rates	\$289.65	Insulation	N/A
Strata Levies	N/A	Built/Builder	N/A
Weekly Rent	N/A	BAL Assessment	N/A

-- Map Viewer Plus --



Author:

Created 12 October 2025 from Map Viewer Plus: gov.au/?address=65%20McBride%20Road%2C%20GOODE%20BEACH%206330&lat=2.25774&lon=115.73474

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Please refer to original documentation for all legal purposes.

0 0.028 0.056 0.084 0.112 km

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1912

558

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 2 ON PLAN 18157

REGISTERED PROPRIETOR: (FIRST SCHEDULE)



(T K428513) REGISTERED 29/11/2007

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

1. O413620 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 26/5/2020.

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: 1912-558 (2/P18157)
PREVIOUS TITLE: 627-95A
PROPERTY STREET ADDRESS: 65 MCBRIDE RD, GOODE BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application E685119
Volume 627 Folio 95A

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. _____ FOL. _____

1912 558

CT 1912 0558 F

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 23rd August, 1991

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 2471 and being Lot **2** on Plan 18157, delineated on the map in the Third Schedule hereto.

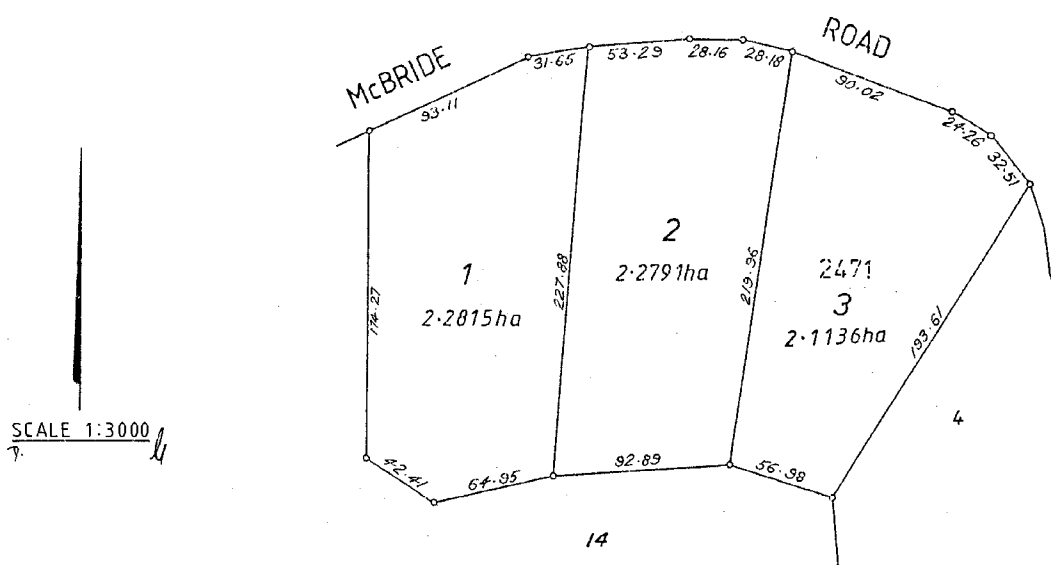
FIRST SCHEDULE (continued overleaf)

~~Erugin Pty. Ltd. of Lot 5 Warrington Road, Byford.~~

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
██████████ and ██████████ both of ██████████ as joint tenants.	Transfer	F189668	14.5.93	12.11		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS								
INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Caveat	Lodged 30.11.92 at 12.45 hr.s					Withdrawn	F189667	14.5.93		

Plan 18157

Lot	Certificate of Title	Lot Status	Part Lot
1	1912/557	Registered	
2	1912/558	Registered	
3	1912/559	Registered	
4	1912/560	Registered	
5	1912/561	Registered	
6	1912/562	Registered	
7	1912/563	Registered	
9	1912/564	Registered	
10	2131/71	Registered	
11	2131/72 (Cancelled)	Retired	
12	1912/567	Registered	
7824	LR3121/768	Registered	

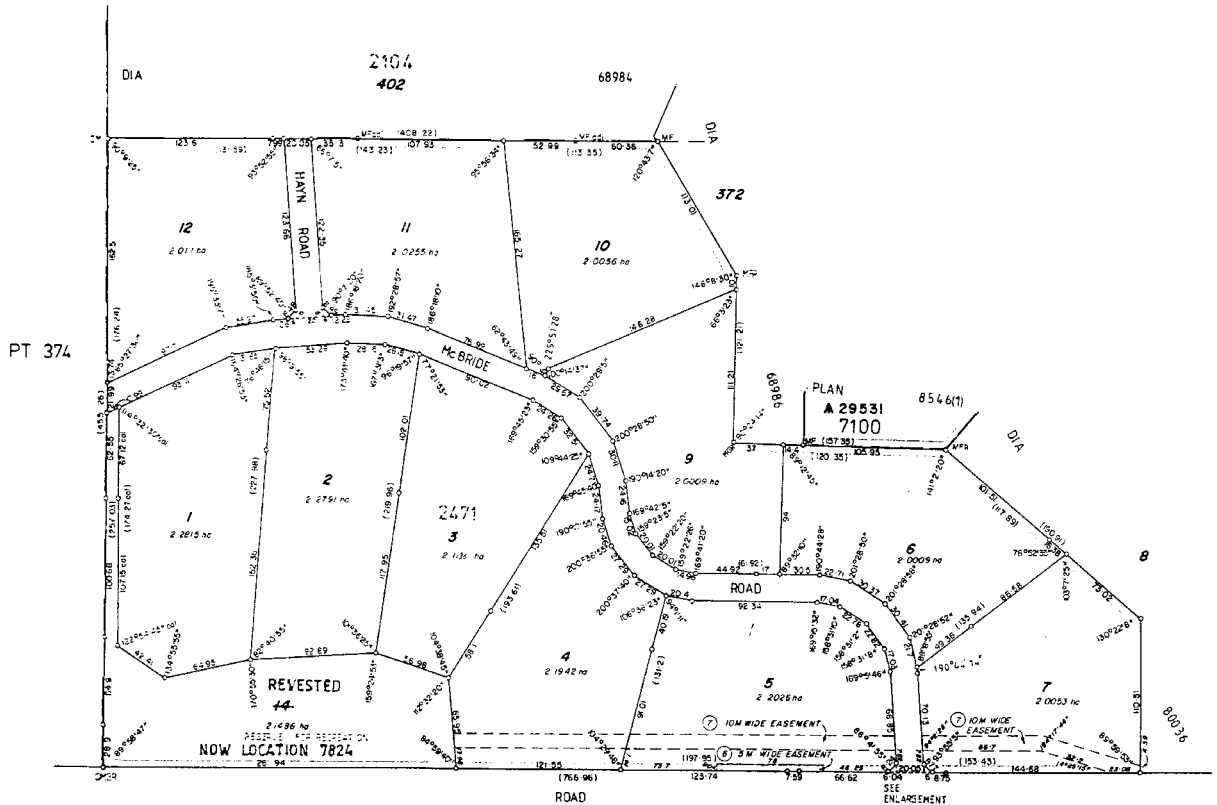
PLAN 18157

P 018157 F 01



SUBDIVISION OF PT PLANTAGENET LOC 2471

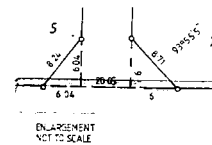
SD DIA 44/14
TOTAL AREA = 27 1277 ha
FBs 60883 60884
INDEX PLANS ECLIPSE BK25(2) 13 37, 14 37
C/T 627-95A



- ⑥ DRAINAGE EASEMENT TO WAWA UNDER REG 6 T P D ACT SEC 77A
- ⑦ EASEMENT TO SEC 4A UNDER REG 7 T P D ACT SEC 77A
- LOT 14 RESERVE FOR RECREATION TO VEST IN THE CROWN UNDER SEC 20A OF THE TP B D ACT

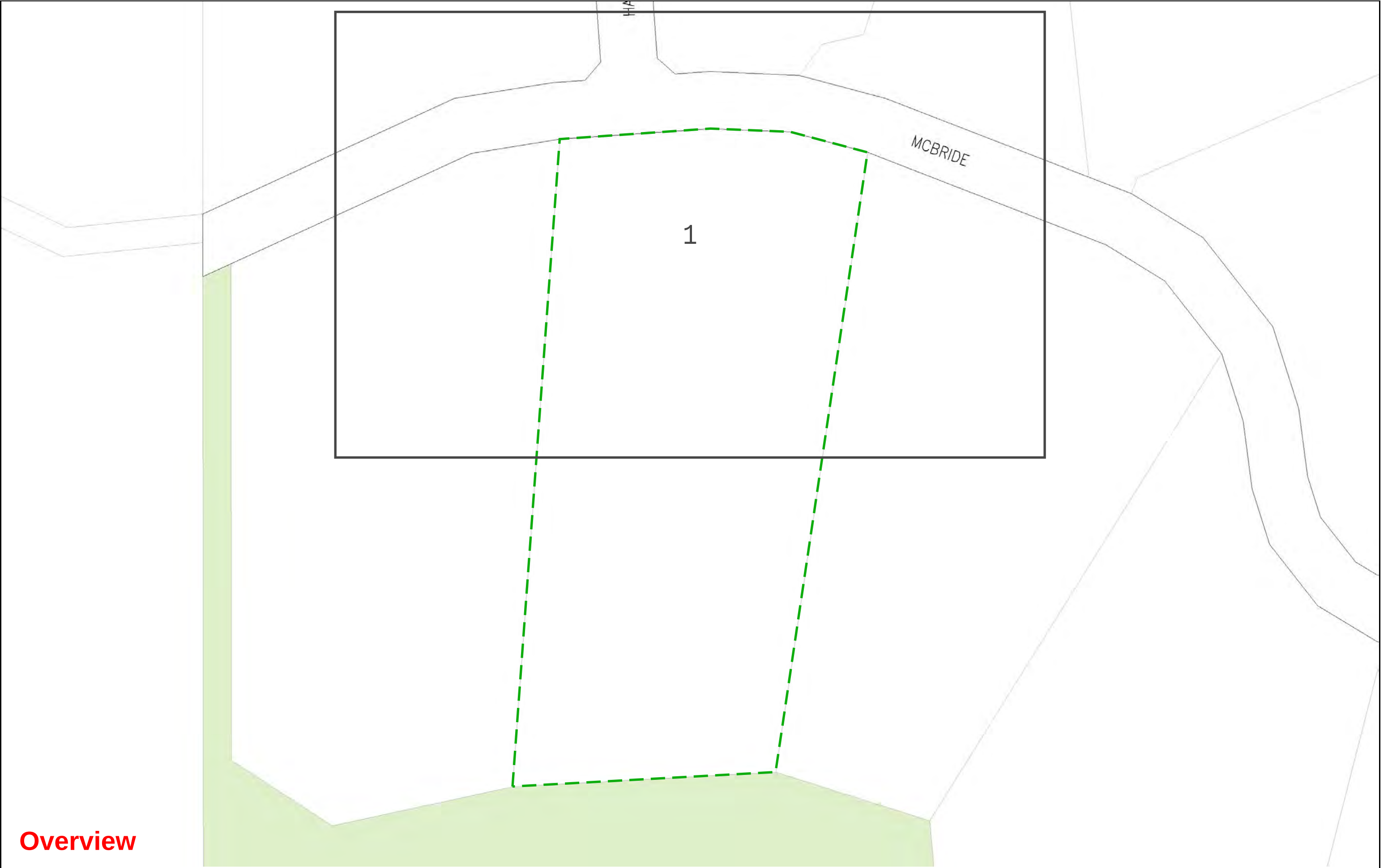
LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.

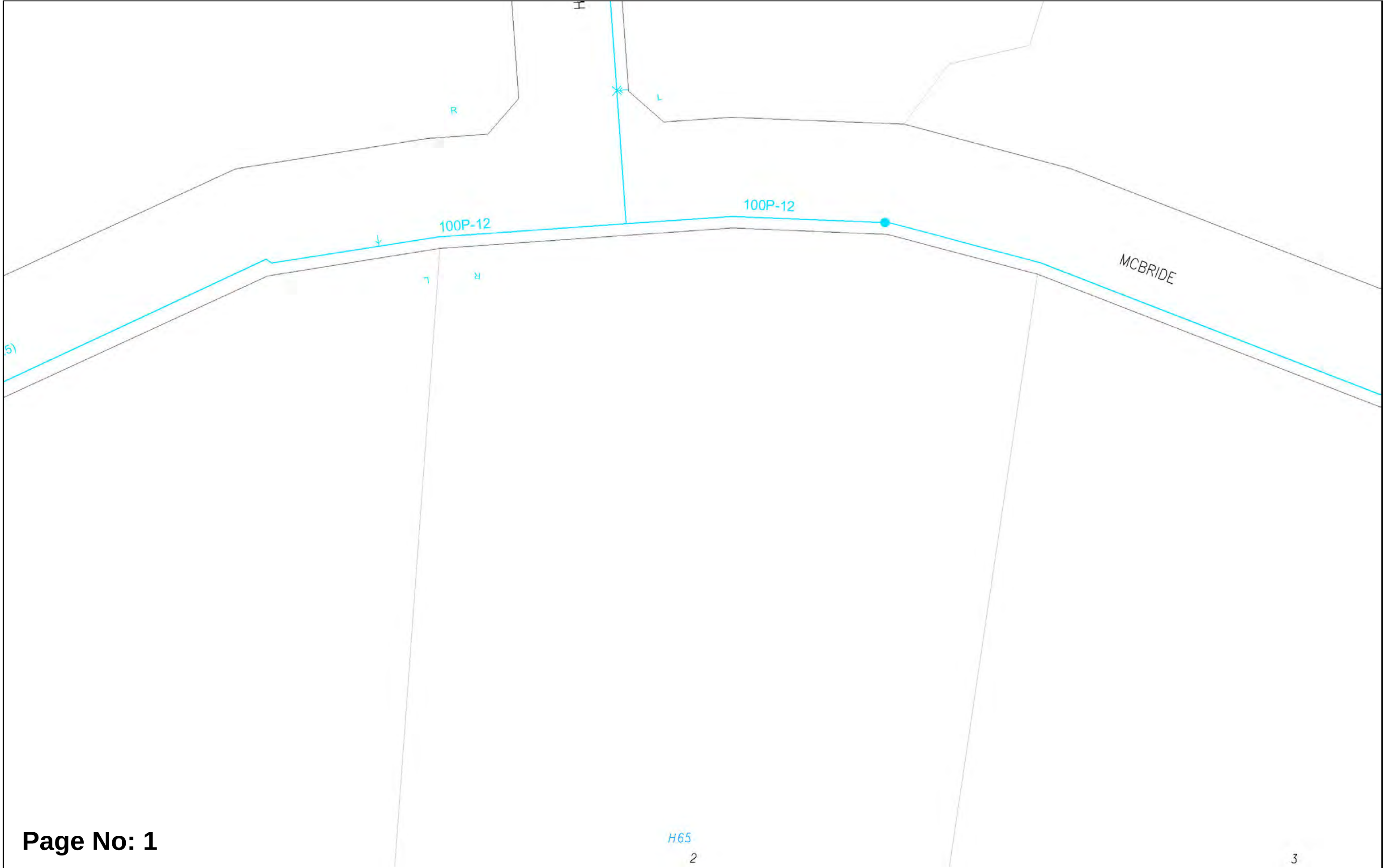


Brown McAlister WA Pty Ltd
Licensed Surveyors

I, M. DOLLING hereby certify that (a) this plan of survey is a correct and accurate representation of the survey carried out by me personally, and recorded in Field Books lodged for the purposes of the Survey Act (b) the measurements are in strict accordance with the Licensed Surveyors (Qualification of Surveyors) Regulations 1967 and the Survey Act (c) this survey is in accordance with the requirements of the Survey Act, 1967 and the regulations made thereunder in relation to the Survey Act, 1967 Date 2 MAY 91 <i>M. Dolling</i> Licensed Surveyor		Approved by State Planning Commission File <i>Shaw</i> Date 2-7-91 83104 Docket PLAN 17657 Examined <i>SK</i> 12-8-91 Certified Correct Date For Inspector of Plans & Surveys		SCALE 0 20 40 60 80 100 120 140 160 180 200 ALL DISTANCES ARE IN METRES IN ORDER FOR DEALINGS SUBJECT TO SEC 20A & 27A OF THE TMSD ACT R. SEC 235(3) OF THE LOCAL GOVT. ACT E.P. 12.8.91 For Inspector of Plans & Surveys		APPROVED APPROVED Inspector of Plans & Surveys 23.9.91 Date		Lodged <i>FFC</i> 23.9.91 Date		OFFICE OF TITLES PLAN No. 18157	
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Overview



Page No: 1



Scale: 1:750
Job No.: 51328057
Sequence No.: 262029312
Print Date: 02 Oct 2025



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)

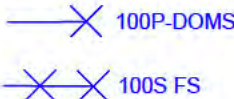
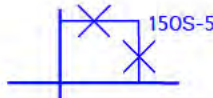
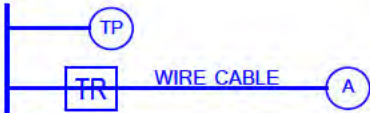
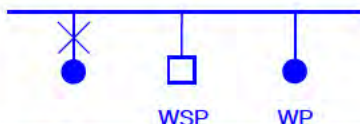
INFORMATION BROCHURE



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.

	WATER, SEWERAGE AND DRAINAGE PIPELINES 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. Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth. P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main) Common material abbreviations: 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
	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.)
	OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.
	CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.
	CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).
	PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.
	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. 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.

	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.											
26.24 V1234 7.0 ASE 2.0 FSW 4.01 0438 4.2 FE 1.0 FN	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											
<table border="1"><tr><td>Lot 1</td><td>Lot 2</td><td>Lot 3</td><td>Lot 4</td><td>Lot 5</td></tr><tr><td>D</td><td>FL</td><td>FM</td><td>FRL</td><td>R</td></tr></table>	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	D	FL	FM	FRL	R	PRE-LAID SERVICES D Deferred FL Fully Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid 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.	
Lot 1	Lot 2	Lot 3	Lot 4	Lot 5								
D	FL	FM	FRL	R								
SOUTH PERTH PS1 	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.											
3.9 1:2.7 OE 444.8 	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 |  UG Crossing * |
|  Metal Pole |  Ring Main Unit |
|  Transformer Site |  LV Distribution Frame |

Distribution Cables

-  High Voltage Cable (1kV - 33kV)
-  Low Voltage Cable (< 1kV)
-  Street Light Circuit (< 1kV)
-  Street Light Pilot (< 1kV)
-  Earth Wire

Cable Pole Terminations

-  HV Termination
-  LV Termination

Proposed Construction Assets

-  Design Area *
-  High Voltage Underground Cable
-  Low Voltage Underground Cable
-  Metal Pole
-  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 : 1:2500

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



Tile No: 1

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

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

Proposed Construction Assets

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

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

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

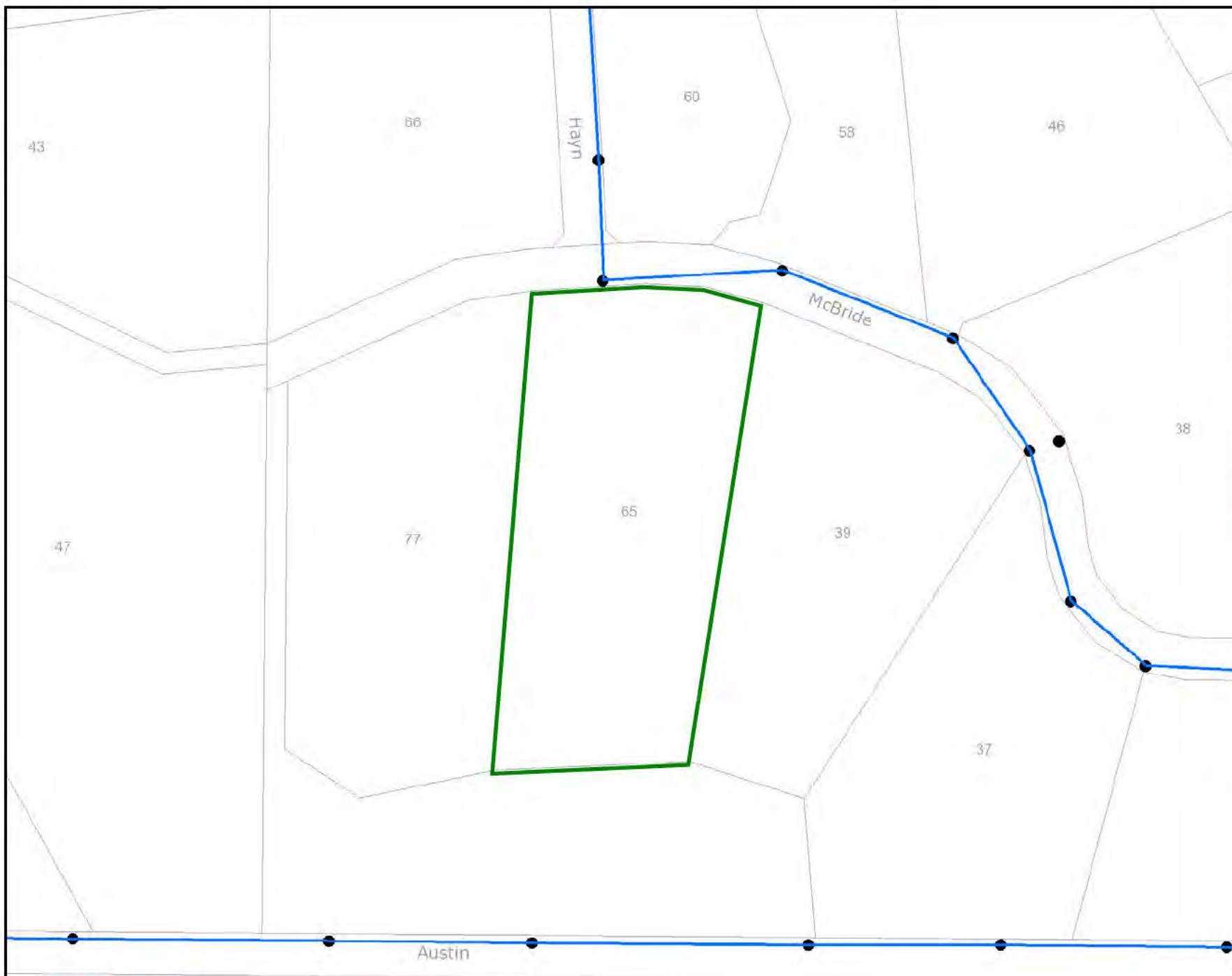
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.

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

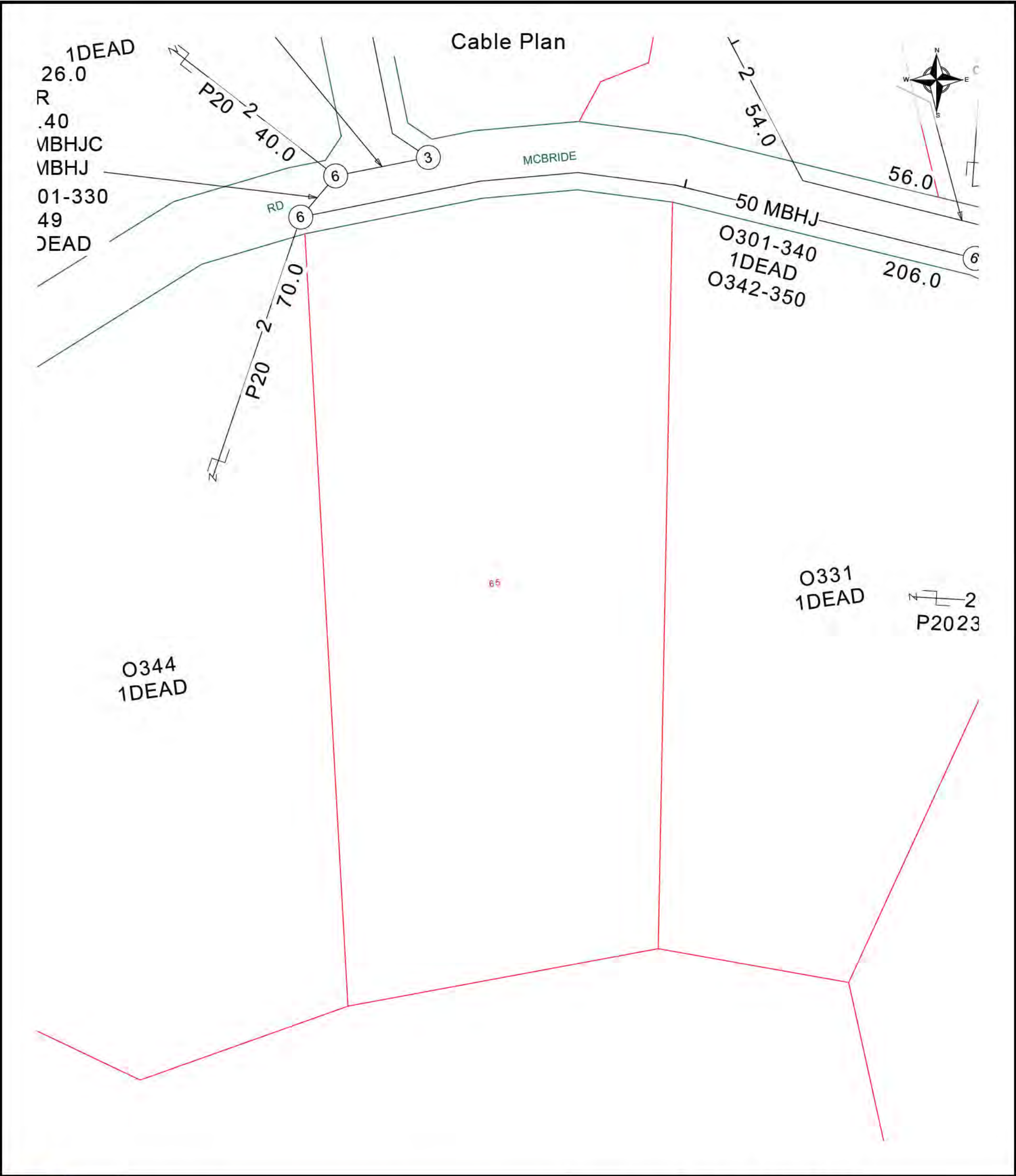
Information valid for 30 days
from date of issue

A4 | Scale : 1:2500

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



Tile No: 1



	Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-i Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 262029314
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 02/10/2025 13:18:03	

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.

General Information



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>

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 (Internet 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 New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

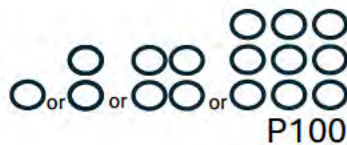
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

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

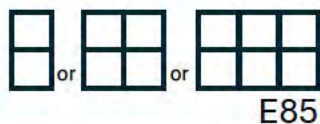
LEGEND



	Lead-in terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

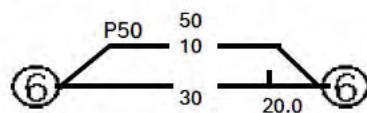


Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

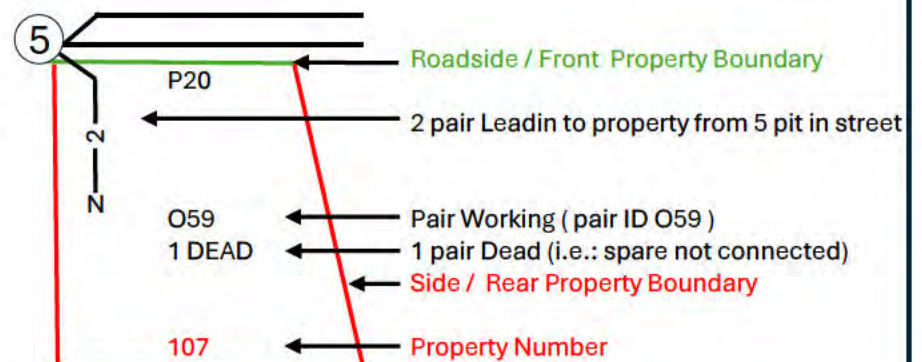
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 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 the same route.



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.