

FOR SALE



Merrifield Real Estate

\$605,000 - \$665,000

14 BOTTLEBRUSH ROAD, GLEDHOW



COUNTRY PROPERTY HAS A SURPRISE AT EVERY TURN

- Charming 1950s cottage on 1.62ha zoned General!Agriculture
- Lounge, dining room, big deck, modernised bathroom and!kitchen
- Set in fabulous, lush gardens, orchard, veggies, tall gums
- 7m x 8m shed-workshop, studio, double carport, shade
- Chook runs, grassy paddock for sheep or horse; 8 mins from town



Tommie Watts

0476 514 921

0898414022

tommie@merrifield.com.au



3 **1** **4** **1.62 ha**



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**

14 BOTTLEBRUSH ROAD, GLEDHOW



Specification

Asking Price	\$605,000 - \$665,000	Land Size	1.62 ha
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	General Agriculture
Parking	4	School Zone	Mt Lockyer P.S / N.A.S.H.S
Sheds	1	Sewer	Septic
HWS		Water	Not Specified
Solar	N/A	Internet Connection	Available
Council Rates	\$2,526.94	Building Construction	Asbestos & Iron
Water Rates	\$275.72	Insulation	Not Specified
Strata Levies	N/A	Built/Builder	1950
Weekly Rent		BAL Assessment	N/A
Lease Expiry	N/A	Items not included	





Created: 28 November 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1210 414

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 8 ON DIAGRAM 19547

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RONALD ERNEST WILSON
JUDITH RUTH WILSON
BOTH OF 14 BOTTLEBRUSH ROAD, GLEDHOW, ALBANY
AS JOINT TENANTS

(T J630503) REGISTERED 21/2/2006

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

1. E094323 EASEMENT TO SHIRE OF ALBANY. SEE SKETCH ON VOL 1210 FOL 414. REGISTERED 5/5/1989.
2. J630504 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 21/2/2006.

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: 1210-414 (8/D19547)
PREVIOUS TITLE: 1142-604
PROPERTY STREET ADDRESS: 14 BOTTLEBRUSH RD, GLEDHOW.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

11747/58

Transfer: 347/1958 (29819)

Volume 1142 Folio 604



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1210 Fol. No 414

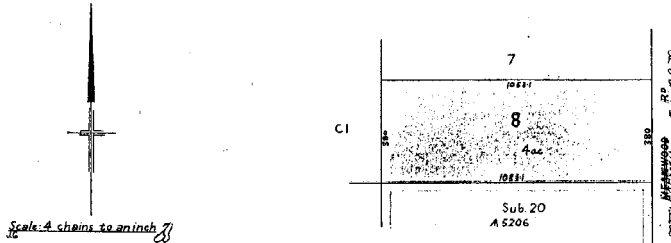
CT 1210 0414 F



Certificate of Title

under "The Transfer of Land Act, 1893" (56 Vic. 14, Sec. 5).

Evelyn Maude Caudwell of Gnowangerup, Married Woman, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing four acres or thereabouts, being portion of Gledhow Suburban Lot 21 and being Lot 8 on Diagram 19547.



Dated the thirteenth day of January One thousand nine hundred and fifty-eight.

A761664-7

G. S. Buchanan
Registrar of Titles.

Application A761664. The correct name and address of the proprietor is Evelyn Maude Caudwell of 21 Meanwood Road, Albany, Married Woman.

11th December 1973

Application A761665. On 22.4.1971 Evelyn Maude Caudwell died and on 13.10.1971 Probate of her will was granted to The West Australian Trustee Executor and Agency Company Limited one of the executors therein named have being reserved to Edgar Caudwell, the other executor therein named to come in and prove.

11th December 1973

Transfer A761666 to Bernard George Morris of Meanwood Road, Albany. Builder

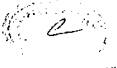
Registered 11th December 1973 at 10.18.0c



Transfer B522244 to Lance Raymond Fley, Farmer, and Dale Margaret Fley, his wife, both of 53, Bushby Road, Lower King, detentants in common in equal shares. Registered 12th May 1976 at 11.50.0c.



Transfer B773162 to Spaham George Potts, Builder and Daisy Jane Little, Married Woman, both of 27 Lower King Road, Lower King, as joint tenants. Registered 28th August 1977 at 12.09.0c



Transfer C737021 to Albert Daubert, Farmer and Eunice Elizabeth Daubert, Married Woman, both of care of Post Office, Youngs Siding, via Albany, as joint tenants. Registered 26th March, 1981, at 2.36.0c.



For encumbrances and other matters affecting the land see back.

3339/857-34492-116

Superseded - Copy for Sketch Only

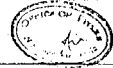
EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage A 761667 to Commonwealth Trading Bank of Australia
Registered 12th May 1978 at 10.18 a.m.

Discharge B 522243 of Mortgage A 761667. Registered 12th May 1978 at 11.30 a.m.

Mortgage B773163 to ~~Perth Building Society~~ Society. Registered 26th March 1984 at 2.36 p.m.

Discharge C737020 of Mortgage B773163. Registered 26th March 1984 at 2.36 p.m.



Transfer E094323. The right to enter upon the portion of the within land marked "A" on the map in the margin for the purpose of exercising certain drainage rights as set out in the said Transfer is granted to Shire of Albany. Registered 5th May 1989 at 10.53 hrs.

Not to Scale	DIA 60725	3.5	8
Dist. in metres	Sub 20	3.5	
	A 5208		

Superseded - Copy for Sketch Only

CT 1210 0414 B



CERTIFICATE OF TITLE

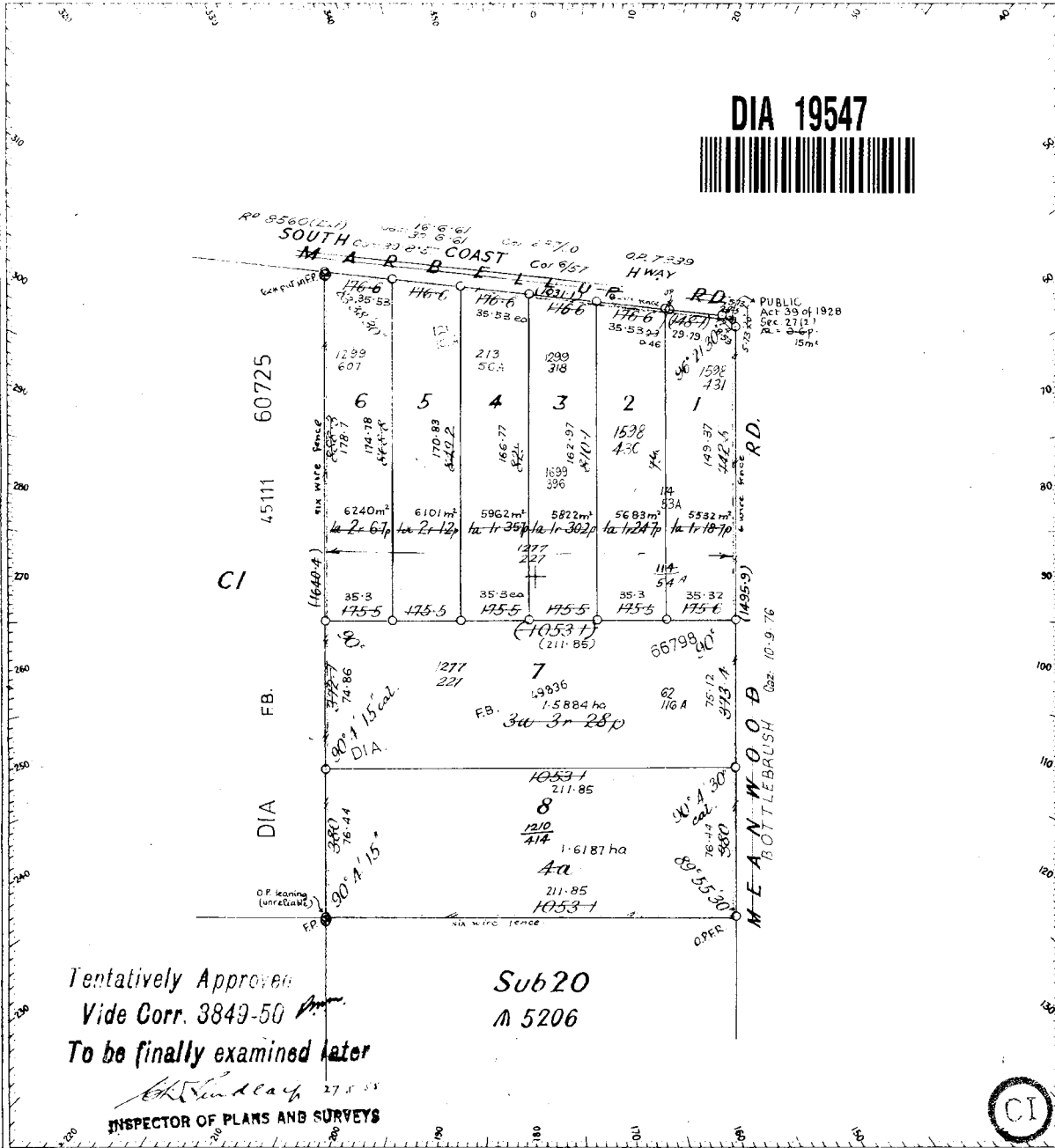
Vol. 1210 Fol.

Diagram 19547

Lot	Certificate of Title	Lot Status	Part Lot
1	1598/431	Registered	
2	1598/430	Registered	
3	1699/396	Registered	
4	213/56A	Registered	
5	121/101A	Registered	
6	1299/607	Registered	
8	1210/414	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale, Chains to One Inch.	Certificate in which Land is Vested.	Area
GLEDHOW	Sub Lot 21	15667	3 1 : 2375	Vol. 1142. Fol. 604.	A. R. P.

DIA 19547



Tentatively Approved
 Vide Corr. 3849-50
 To be finally examined later

Sub 20
 M 5206

[Signature]
 INSPECTOR OF PLANS AND SURVEYS

<p align="center">CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate.</p> <p align="right"><i>[Signature]</i> Licensed Surveyor.</p> <p>Date: 20/4/56</p>		<p align="center">Approved by Town Planning Board</p> <p align="right"><i>[Signature]</i> Deputy Chairman</p> <p>Date: 16/12/54</p>	
<p>Approved</p> <p>Inspector of Plans and Surveys</p> <p>Examined: <i>[Signature]</i></p>	<p>On Plan 2012</p> <p>Diagram 2012</p> <p>Index Plan 5654</p> <p>CORIMUP 2000 38.07</p>	<p>Registered</p> <p>4</p> <p>11041</p> <p>20 5 v</p>	<p>Diagram No.</p> <p align="center">19547</p>

15

H14
8



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 Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)</p>
	<p>OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p>CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.</p> <p>Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.</p>



100P-DOMS



100S FS

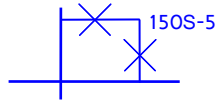
FIRE SERVICES

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

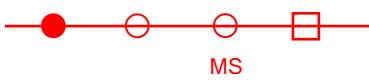
TR transformer rectifier



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

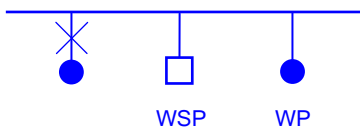
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



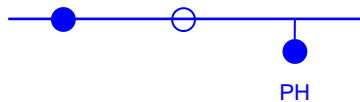
FLOWMETER

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

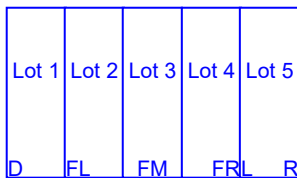
May not be visible.

Hydrant Tee

May not be visible.

Pillar hydrant

Visible



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.








UNDERGROUND LEGEND

Structures

-  Pillar
-  Metal Pole
-  Transformer Site
-  UG Crossing *
-  Ring Main Unit
-  LV Distribution Frame









Distribution Cables

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

Cable Pole Terminations

-  HV Termination
-  LV Termination


Proposed Construction Assets

-  Design Area *
-  High Voltage Underground Cable
-  Low Voltage Underground Cable
-  Metal Pole
-  Pillar
-  Transformer site
-  HV Termination
-  LV Termination

State Underground Power Project

-  CURRENT Work Area *
-  COMPLETED Area *

Feature

-  Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

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

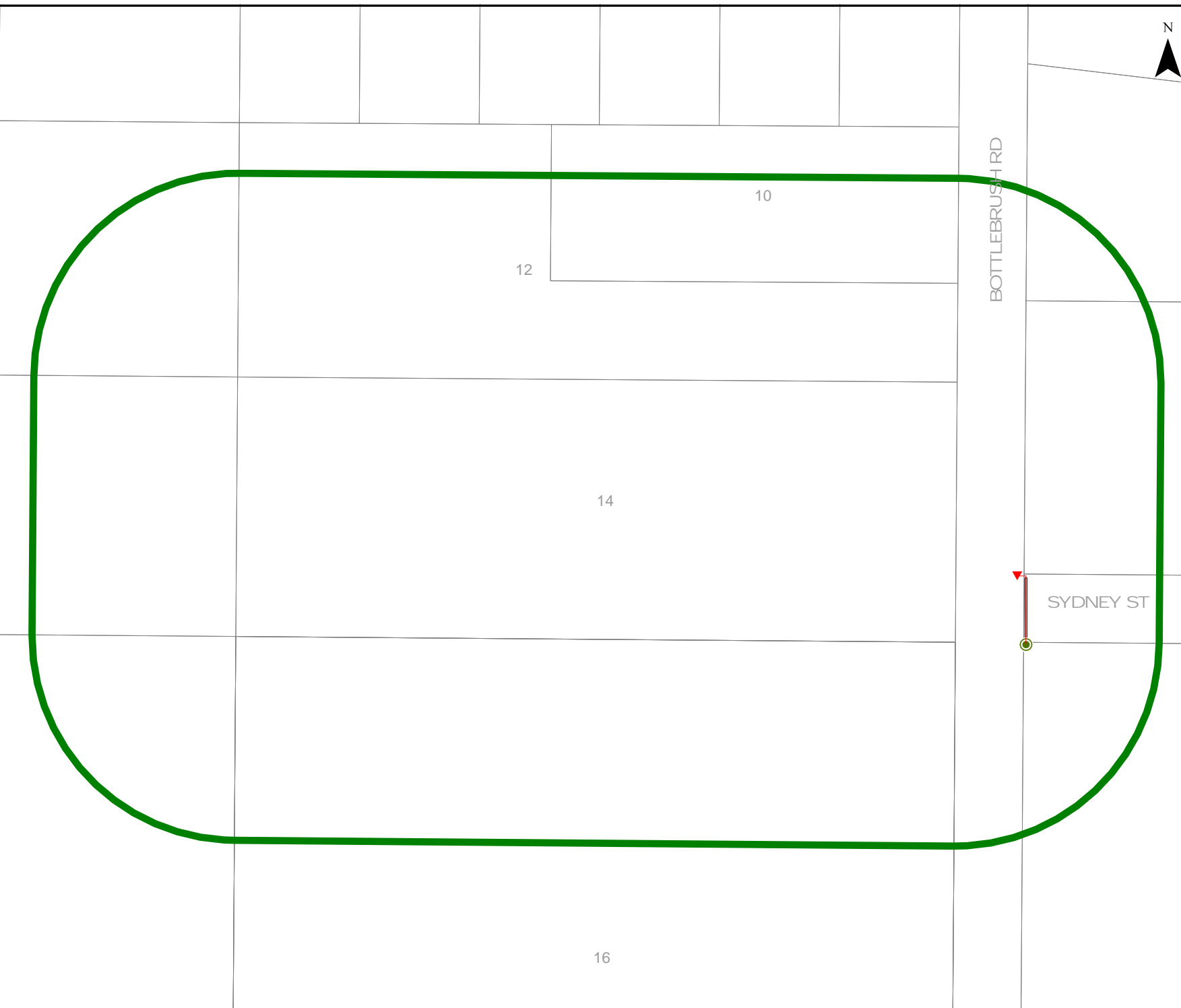
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

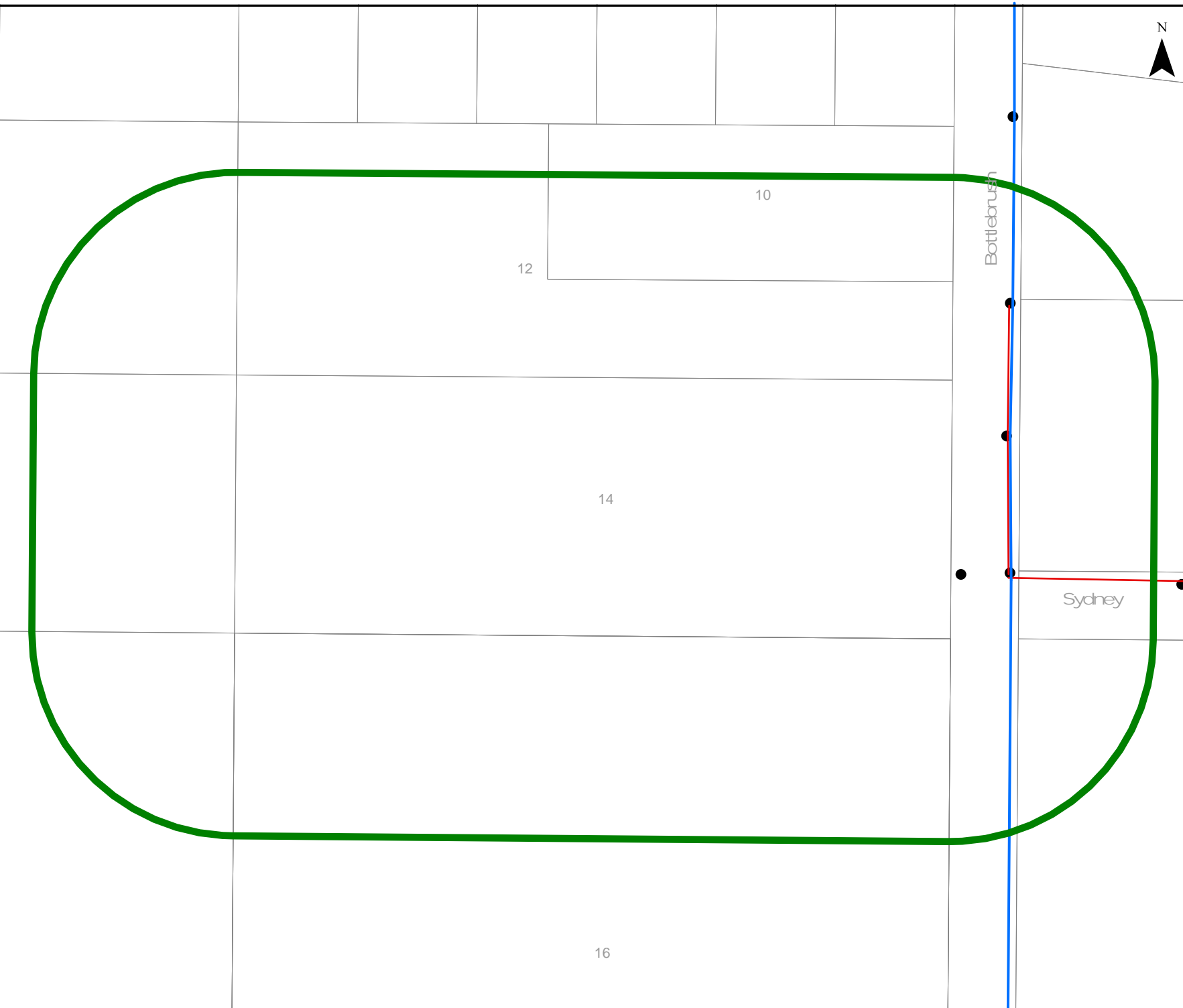
Information valid for 30 days from date of issue

A4

Scale : 1:1500

WARNING! Look out for overhead power lines





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.

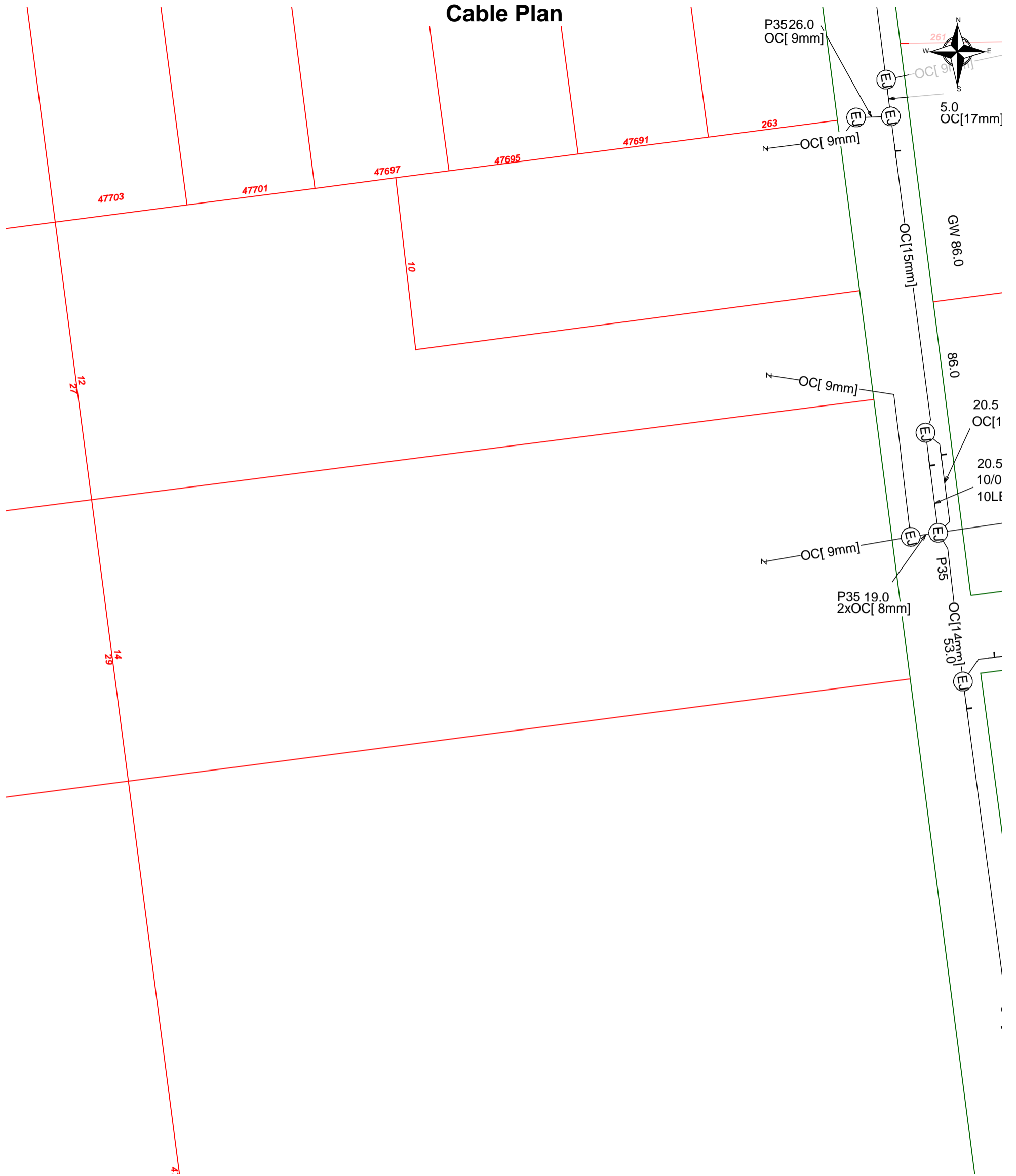
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 Scale : 1:1500

WARNING! Look out for overhead power lines

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: 233001768

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 05/12/2023 18:56:12

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**

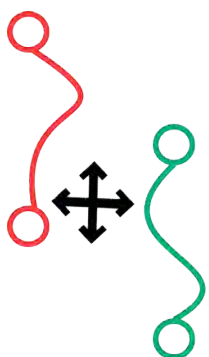
If you receive a message asking for a phone or account number say:

“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).

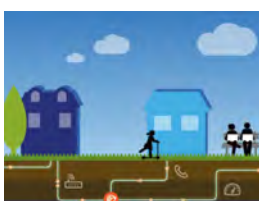
NetworkIntegrity@team.telstra.com

<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 pair working (pair ID 059)</p> <p>1 DEAD 1 pair dead (i.e. spare, not connected)</p> <p>Side / Rear Property Boundary</p> <p>Property Number 107</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>
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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

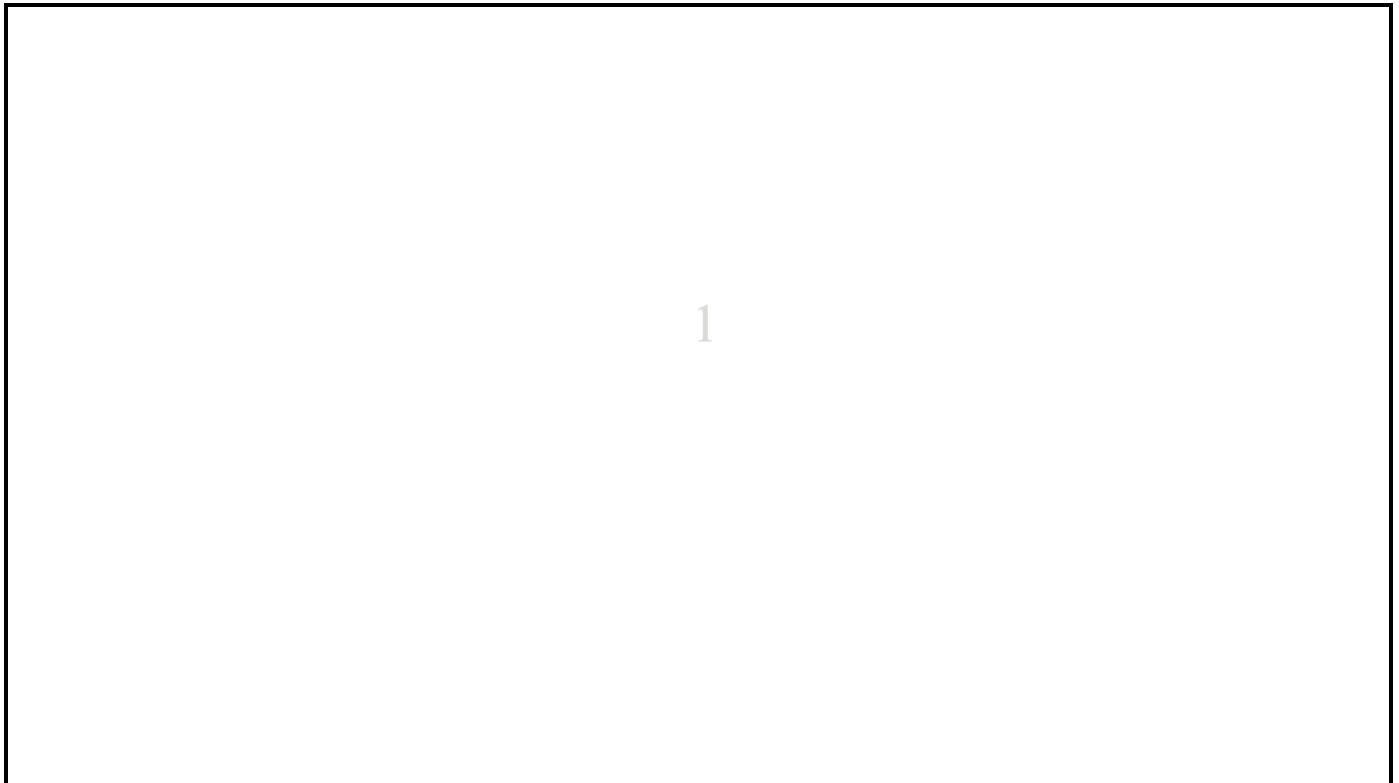
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)

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

Dial before you dig Job #:	35617171	
Sequence #	233001765	
Issue Date:	05/12/2023	
Location:	14 Bottlebrush Rd , Gledhow , WA , 6330	

Indicative Plans

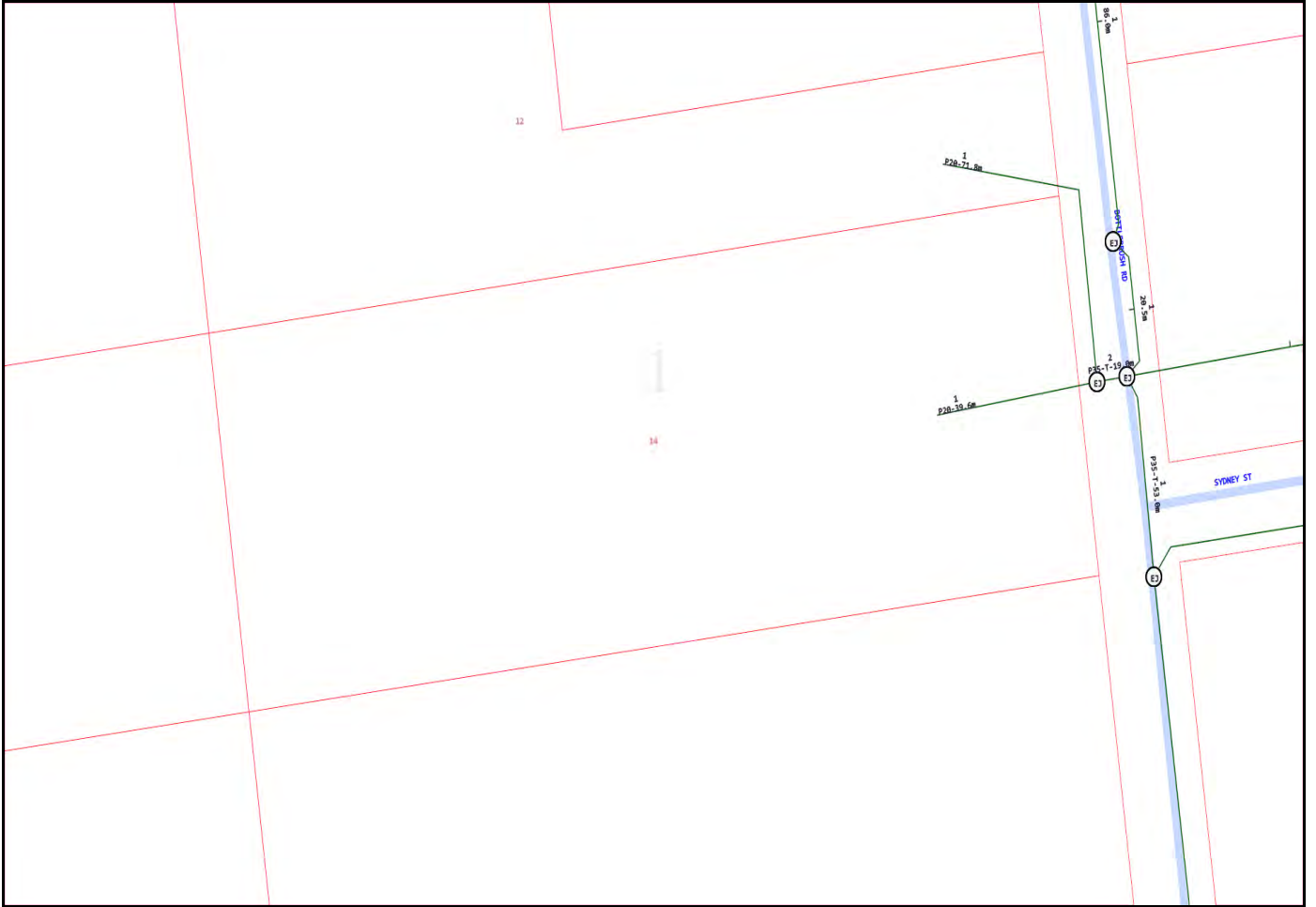




LEGEND



	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.