

FOR SALE



110 GLADVILLE ROAD, MCKAIL



COUNTRY LIFESTYLE, CITY CONVENIENCE

- Brick veneer and tile home on beautiful lifestyle block
- Lounge, dining, family room, sunroom, patio
- Three-road frontage, two-bay powered shed
- Two paddocks, suit horse, sheep, chooks, other pets
- Idyllic spot with easy access to schools, shops, city

Merrifield
REAL ESTATE

 **3**  **2**  **2**  **1.09 ha**



• **SCAN HERE TO MAKE AN OFFER**

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**

110 GLADVILLE ROAD, MCKAIL



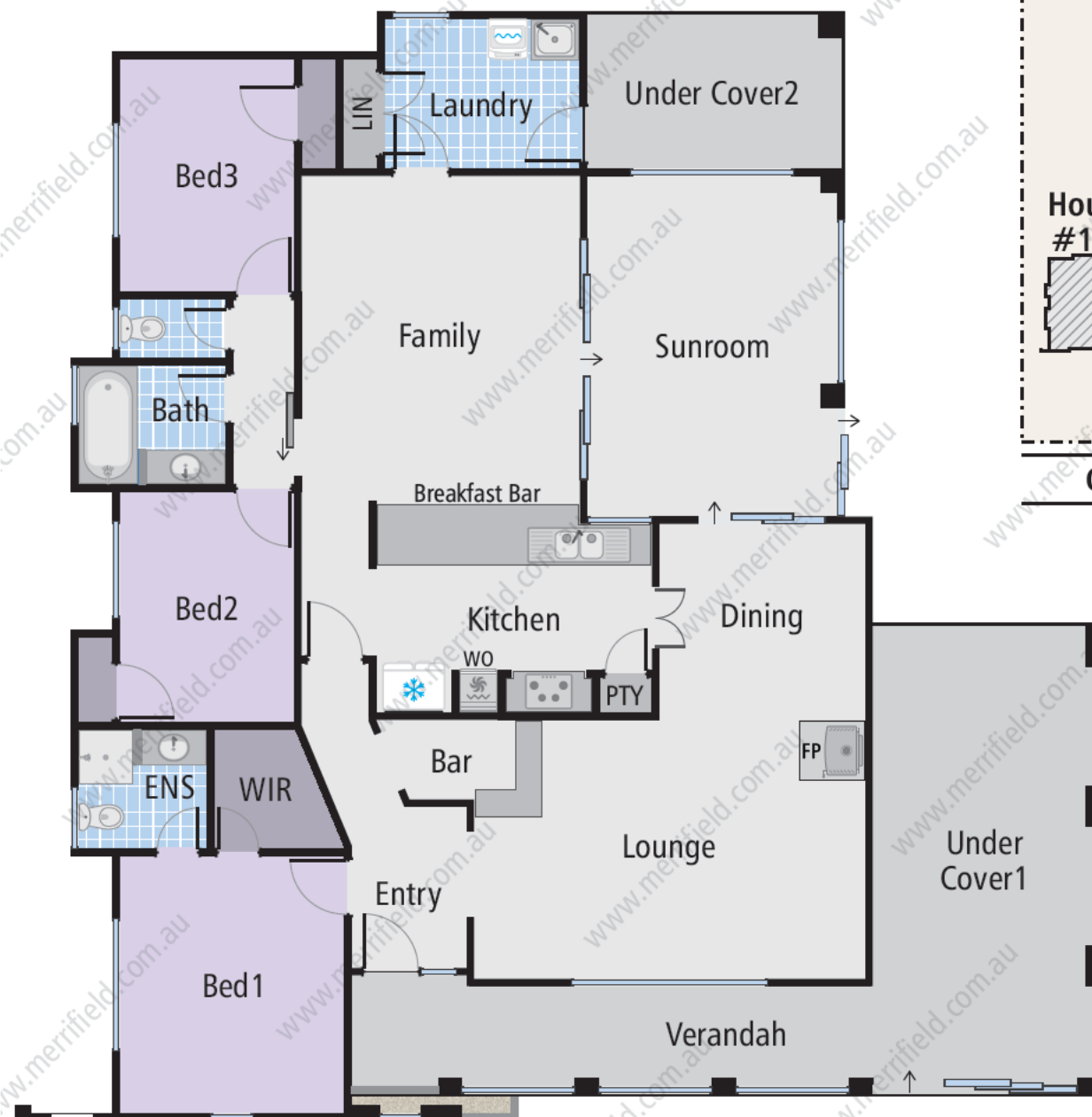
Specification

Asking Price	\$1,050,000	Land Size	1.0927 ha
Bedrooms	3	Frontage	50.35 metres
Bathrooms	2	Restrictive Covenants	N/A
Toilets	2	Zoning	Residential R2.5
Parking	2	School Zone	Mt Lockyer P.S & N.A.S.H.S
Sheds	5.8m x 5.8m Powered Shed	Sewer	Septic Tank
HWS	Solar	Water	Scheme Connected
Solar	Hot Water System	Internet Connection	NBN Available
Council Rates	\$3,088.69	Building Construction	Brick Veneer / Tile
Water Rates	\$296.90	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 1984
Weekly Rent	\$650 - \$700	BAL Assessment	N/A



Boundaries are Approximate

Floor Plan

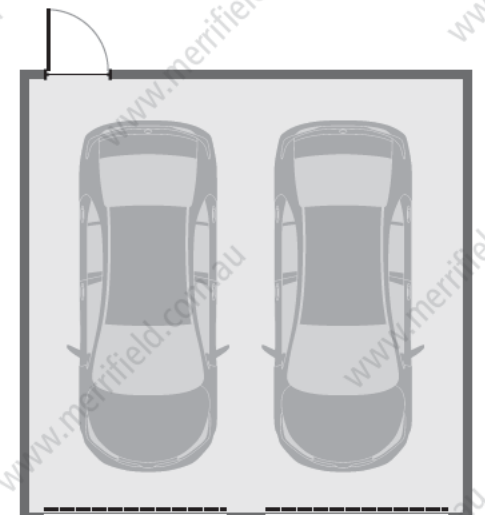


Federal St



Gladville Rd

Site Plan





Author:

Created: 24 September 2026 from Map Viewer Plus
http://mapviewerplus.wa.gov.au/?address=110%20Gladville%20Road%2C%20MCKAIL%206330&theme=hybrid

12.257

0 0.028 0.056 0.084 0.112 km

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1396

780

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 46 ON PLAN 267

REGISTERED PROPRIETOR: (FIRST SCHEDULE)



(TA Q870503) REGISTERED 18/5/2026

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1396-780 (46/P267)
PREVIOUS TITLE: 901-48
PROPERTY STREET ADDRESS: 110 GLADVILLE RD, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Corr. 117/72

WESTERN

AUSTRALIA



231/75

Application A587475

1396 780

Volume 901 Folio 48

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 24th December, 1974

E. J. Purling
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 377 and being Lot 46 on Plan 267, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

Eric Trevor Thomas of 5 Mile, Albany Highway, Albany, Farmer.

SECOND SCHEDULE (continued overleaf)

NIL

E. J. Purling
REGISTRAR OF TITLES

THIRD SCHEDULE

PT LOC 463

102.4	80-65	80-65	80-63	DIA			
	8246 m ²	8246 m ²	8246 m ²	PT LOC 463			
	38	37	36	1194.9			
	80-57	80-57	80-57				
FEDERAL				ST			
50-35	50-37	50-35	50-37	50-35	50-35	50-37	50-35
39	40	41	42	43	44	45	46
217.2	217.18	217.16	217.14	217.12	217.08	217.06	217.04
1-0927 ha	1-0927 ha	1-0927 ha	1-0927 ha	1-0927 ha	1-0927 ha	1-0927 ha	1-0927 ha
50-35	50-37	50-35	50-37	50-35	50-35	50-37	50-35
GLAYVILLE				ROAD			

4950

Scale 1:3000
J.P. 63/75

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.

30267/8/73-30M-0/SOL

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

Superseded - Copy for Sketch Only

780 FOL.

1396 VOL.

Page 1 (of 2 pages)

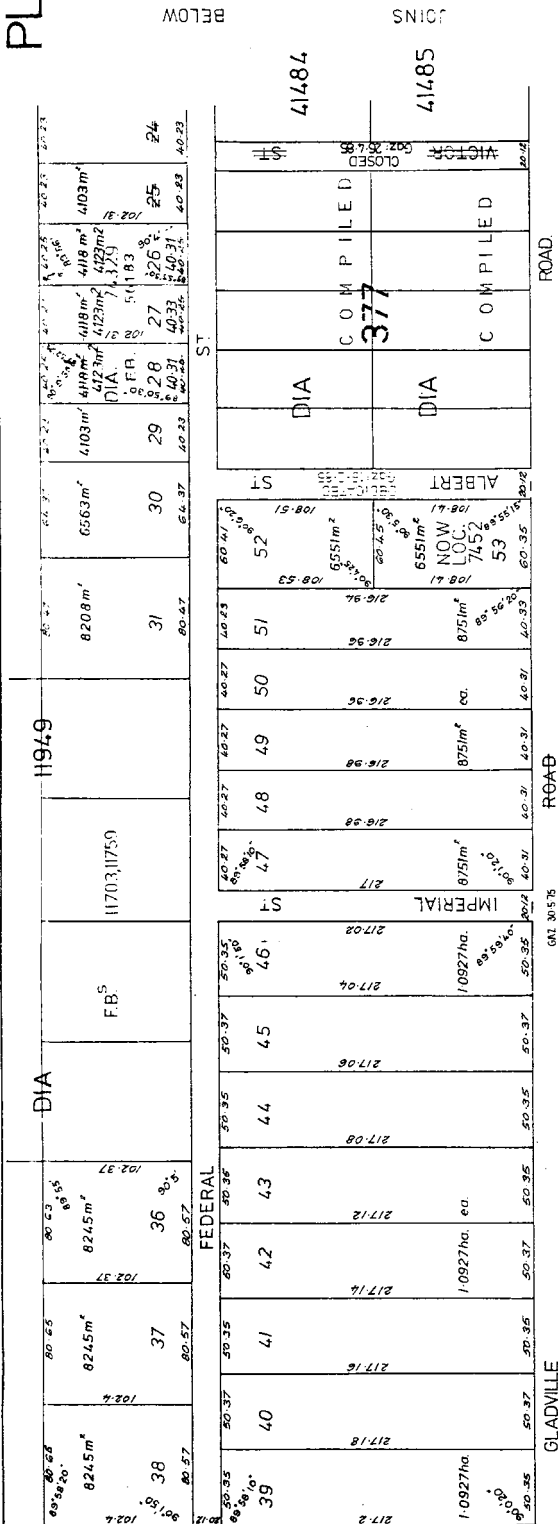
FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL
NATURE	NUMBER					
Barry William Gleghorn, Linesman and Linda Gleghorn, Married Woman, both of 23 Pretious Street, Albany, as joint tenants. The correct address of the registered proprietors is now 6 Barker Street, Albany.		Transfer	B394661	30.8.77	9.15	
		By	C858086	17.9.84	9.03	

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
INSTRUMENT		PARTICULARS		REGISTERED	TIME	SEAL
NATURE	NUMBER					
Mortgage	C902590	to The Commissioners of The Rural & Industries Bank of Western Australia.		29.6.84	9.04	
Mortgage	C858086	to The Commissioners of The Rural & Industries Bank of Western Australia.		17.9.84	9.03	
		Discharged	C858085	17.9.84		
		Discharged	H247816	12.10.99		

Plan 267

Lot	Certificate of Title	Lot Status	Part Lot
3	137/3A	Registered	
19	1153/332	Registered	
29	1723/531	Registered	
30	1723/532	Registered	
31	1723/533	Registered	
36	1396/770	Registered	
37	1396/771	Registered	
38	1396/772	Registered	
39	1396/773	Registered	
40	1396/774	Registered	
41	1396/775	Registered	
42	1396/776	Registered	
43	1396/777	Registered	
44	1396/778	Registered	
45	1396/779	Registered	
46	1396/780	Registered	
47	1396/781	Registered	
48	1396/782 (Cancelled)	Retired	
49	1396/783 (Cancelled)	Retired	
50	1396/784 (Cancelled)	Retired	
51	1396/785 (Cancelled)	Retired	
52	1396/786 (Cancelled)	Retired	
7452	LR3082/992	Registered	

PLAN 267



PT. LOC. 507

PLANTAGENET LOC. 377.

L.T.O. CORR. 116-09.
F.B. 2515.
INDEX PLAN CORIMUP 2000 08-09
C/T 20-67 " 08-10
NOW 901-48.

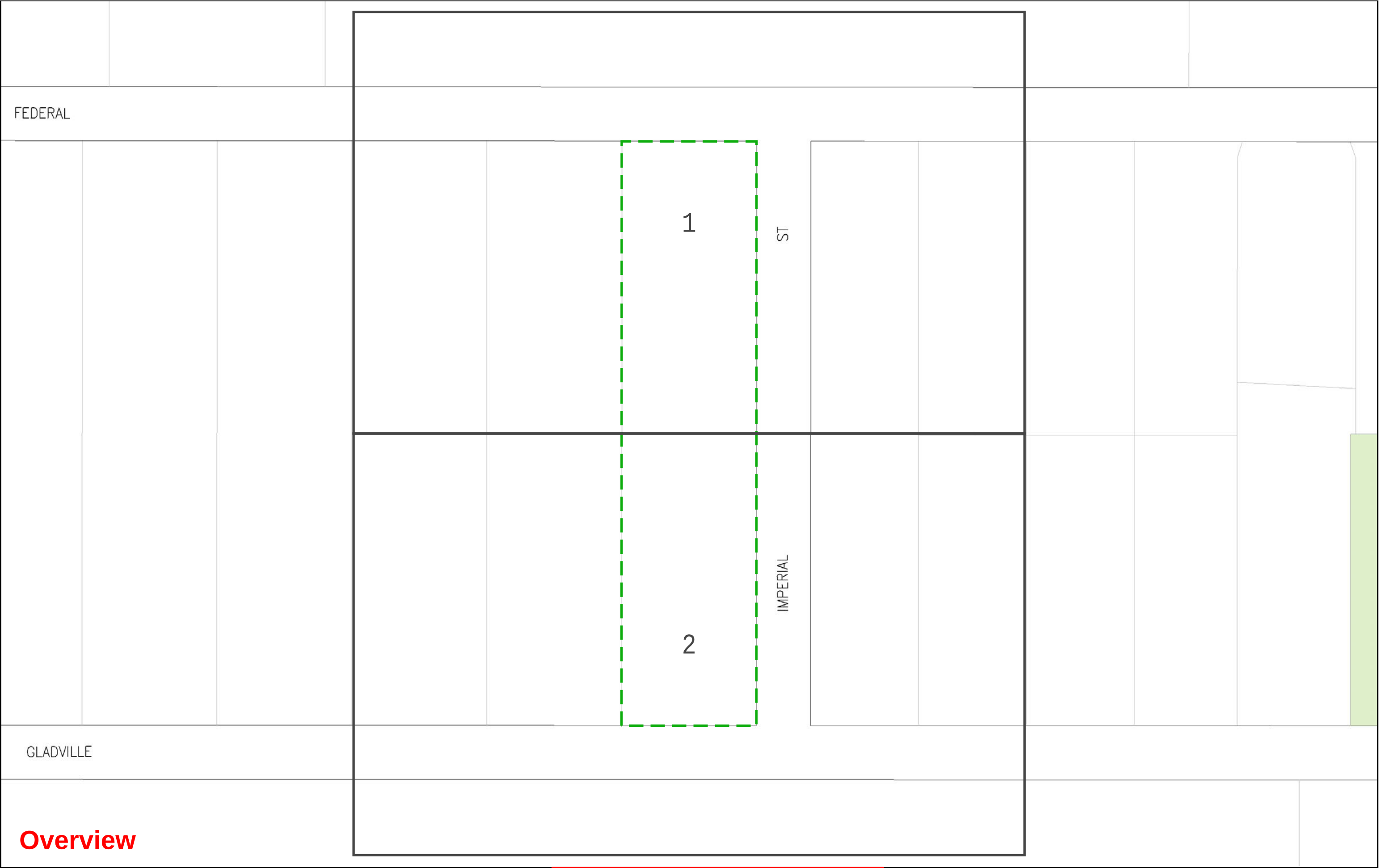
APPROVED
24.9.73
REAPPROVED AS AMENDED
(IN BROWN)
8-9-88

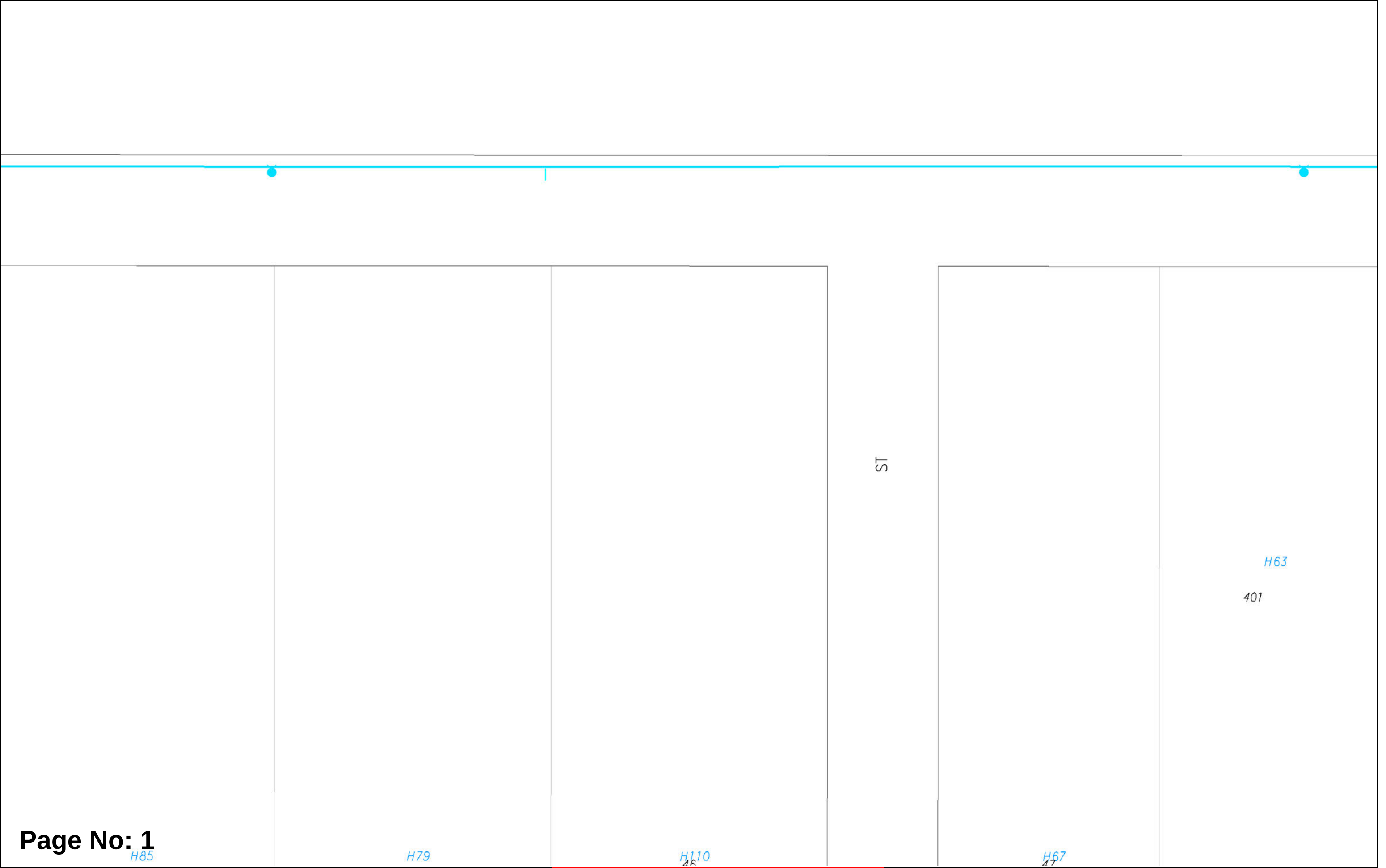


SCALE 10.0 20.0 40.0 60.0 80.0 100.0 120.0 140.0 160.0 180.0 200.0
ALL DISTANCES ARE IN METRES

P 000267 F 01







Page No: 1



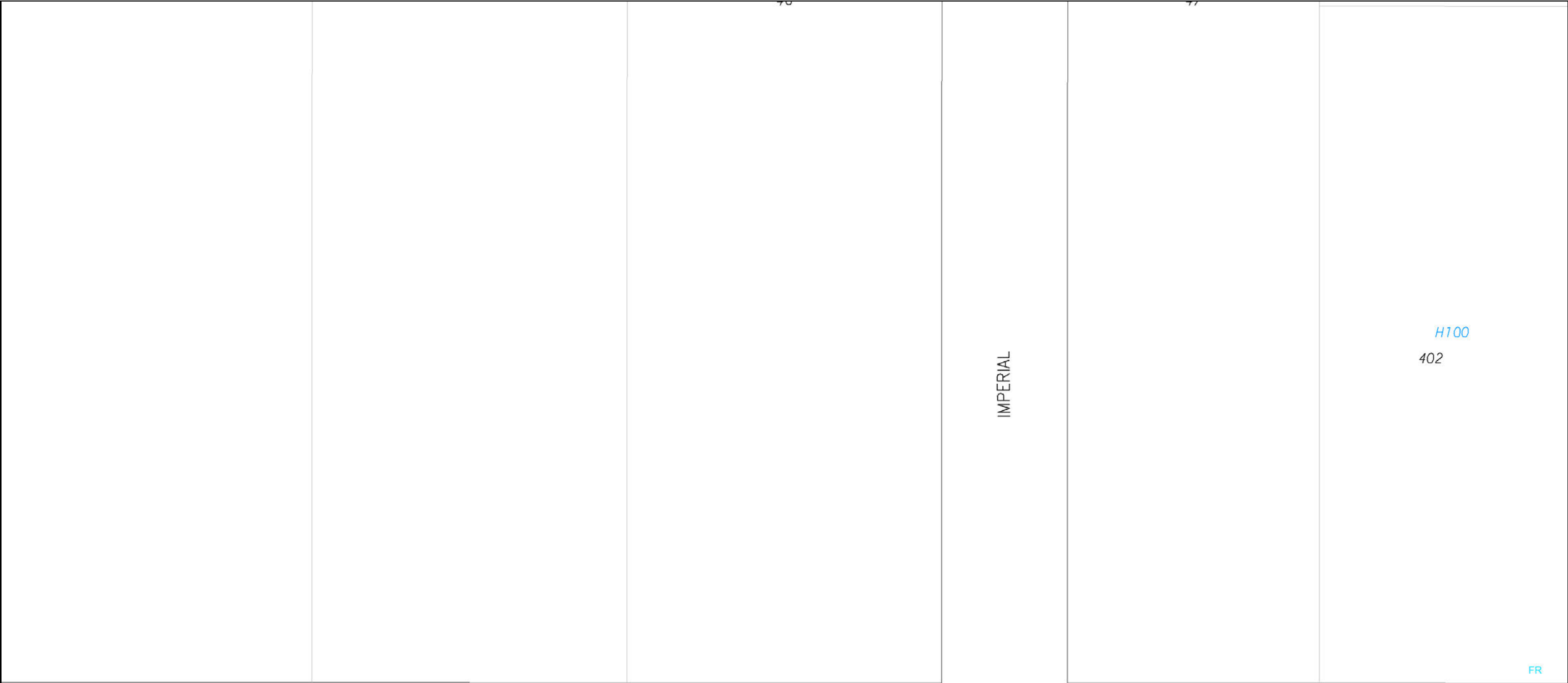
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Job No.: 54327383
Sequence No.: 279940695
Print Date: 24 Sep 2026



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.

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)

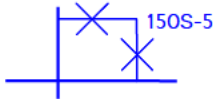
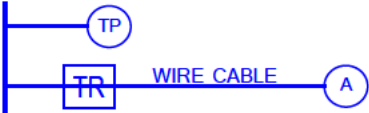
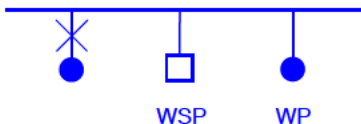
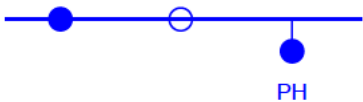
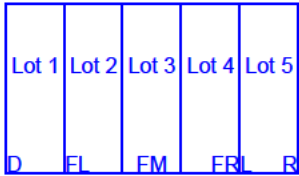
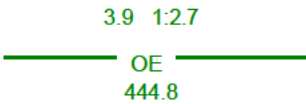
INFORMATION BROCHURE



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.
	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 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.
	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.

FIBRE NETWORK LEGEND

Communications Assets

-  Fibre Network Pits
-  32mm Conduit
-  50mm Conduit
-  63mm Conduit
-  80mm Conduit
-  90mm Conduit
-  100mm Conduit
-  110mm Conduit
-  Direct Buried (Bare Cables)
-  Cable in Unused Gas Main

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.**

**Customer Service
Telephone: 13 10 87
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

DATA PILOT LEGEND

Communications Assets

— Data Pilot Cable (Underground)

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**.

Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

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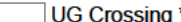
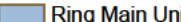
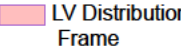
A4 Scale : 1:2500

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

Tile No: 1

UNDERGROUND LEGEND

Structures

-  Pillar
-  Service Pits
-  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**.

Customer Service
Telephone: 13 10 87
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.

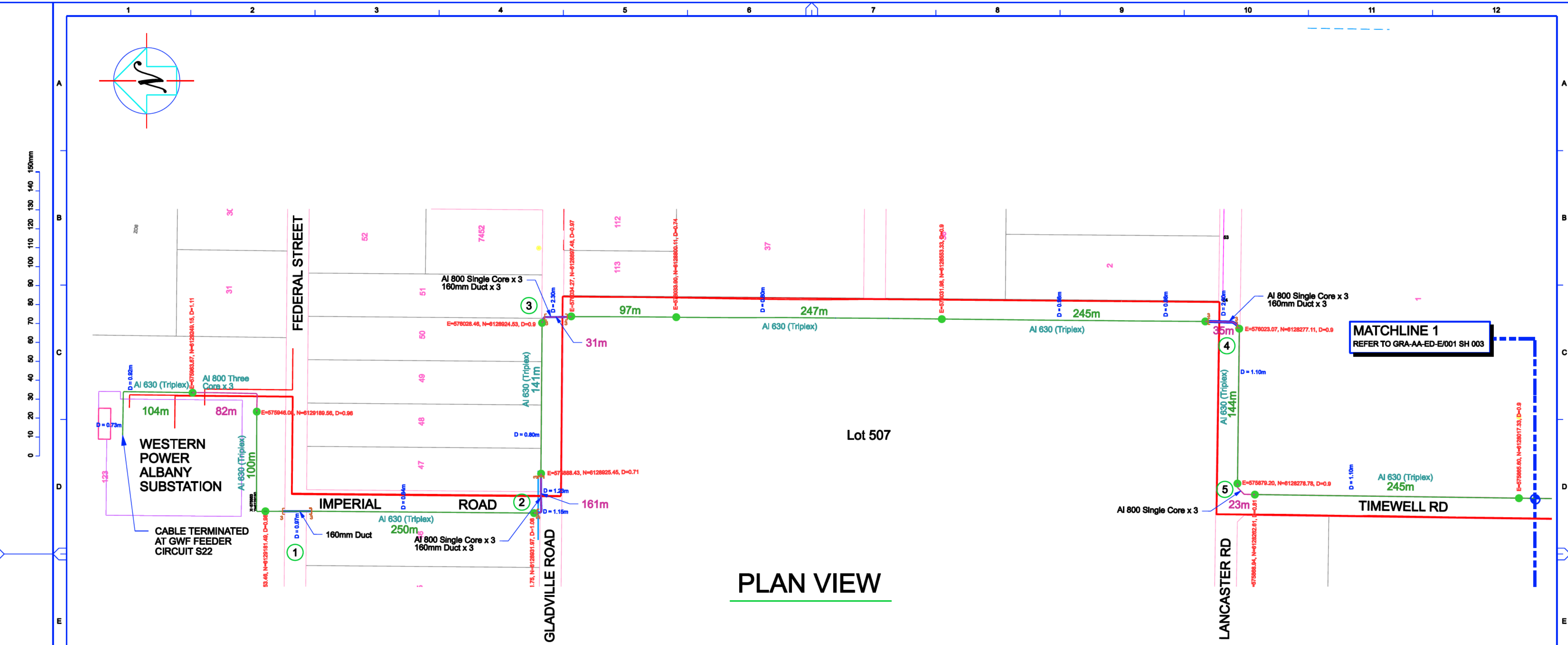
Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

A4 | Scale : 1:2500

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

Tile No: 1



ADDITIONAL TREATMENT DETAILS

PLAN KEY No	LOCATION	CONFIGURATION	SPACING	INSTALL METHOD	PROTECTION	DEPTH	BEDDING	BACKFILL
①	Federal St Crossing	630 Al trefoil		Drilled	Conduit	750 to 900		
②	Imperial Rd Crossing	800 Al Flat	1000	Trenched	Conduit	1m below AWF	12 to 1 sand cement to 500 above conduit at cable crossing only	Yellow brickies sand to base course at cable crossing only
③	Gladville Rd Crossing	800 Al Flat	1000	Drilled	Conduit	1m below AWF		
④	Lancaster Rd Crossing	800 Al Flat	1000	Drilled	Conduit	1m below AWF & LD Feeder		
⑤	Lancaster / Timewell Cnr	800 Al Flat	250			1m above LD Feeder	Yellow brickies sand	

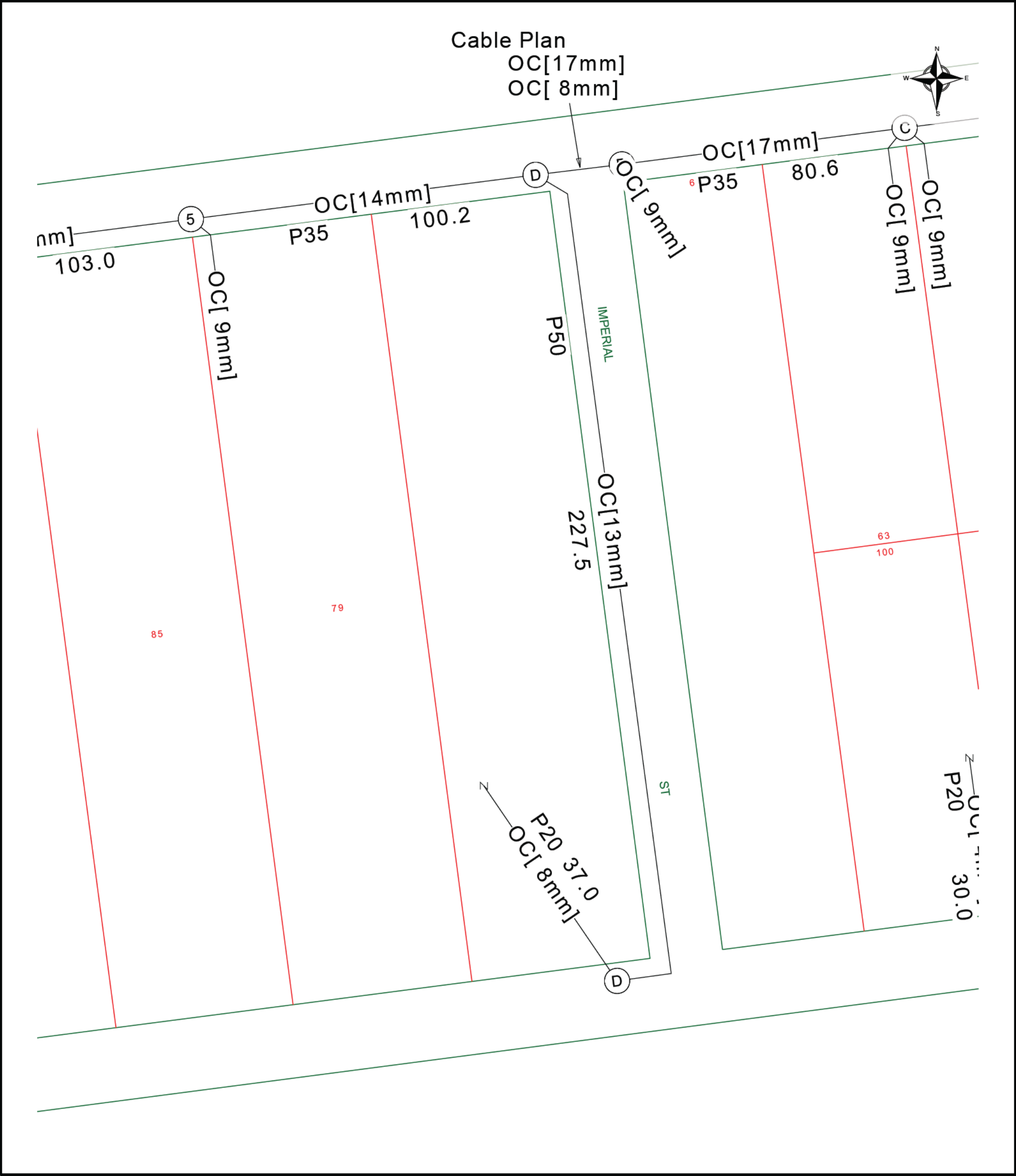
LEGEND

LEGEND	
CABLE JOIN	
CONDUIT END & No IN TRENCH	3 
630mm2 CABLE	
800mm2 CABLE	
ALBANY WIND FARM CABLE DOUBLE CIRCUIT TREFOIL	

NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH DRAWING GRA-AA-ED-E/001 SH 001.
2. UNLESS OTHERWISE STATED THE GRASMERE CABLE IS INSTALLED IN THE ROAD RESERVE ALLOCATION FOR UNDERGROUND POWER IN ACCORDANCE WITH THE 'UTILITY PROVIDERS CODE OF PRACTICE FOR WA'.
3. HORIZONTAL DATUM IS MGA94 ZONE 50.

FINAL AS BUILT



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 279940696
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 24/09/2026 18:20:48		Please read Duty of Care prior to any excavating

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

Telstra highly recommends using Certified Locators.

For more info visit <https://certloc.com.au/find-a-certified-locator/>

or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE 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/>



Report Damage to Telstra equipment.
Call 13 22 03 and say, "Report Damage".
Online: <https://www.telstra.com.au/consumer-advice/digging-construction/report-damages>



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:

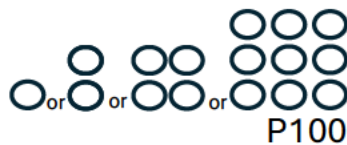
by maintaining the following distances from our assets:

- 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)

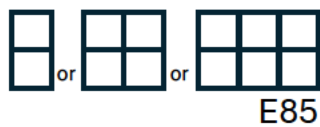
LEGEND



	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)

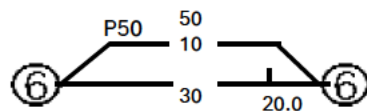


Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

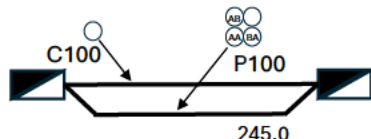
Some examples of conduit type and size:

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

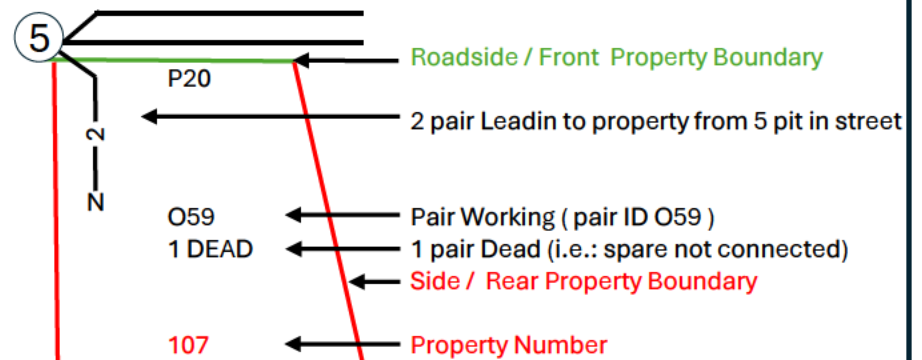
Some Examples of how to read Telstra Plans



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

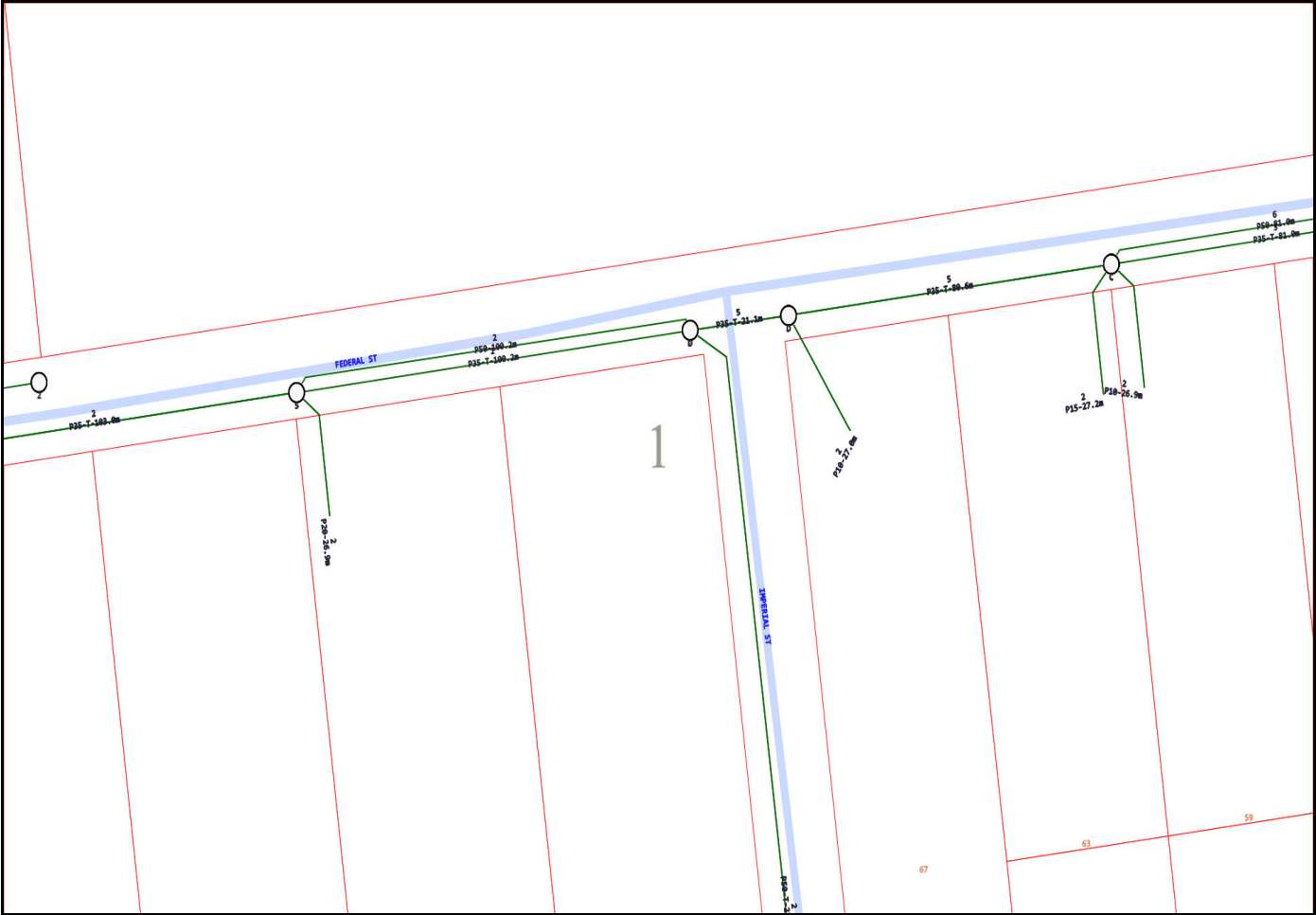
Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

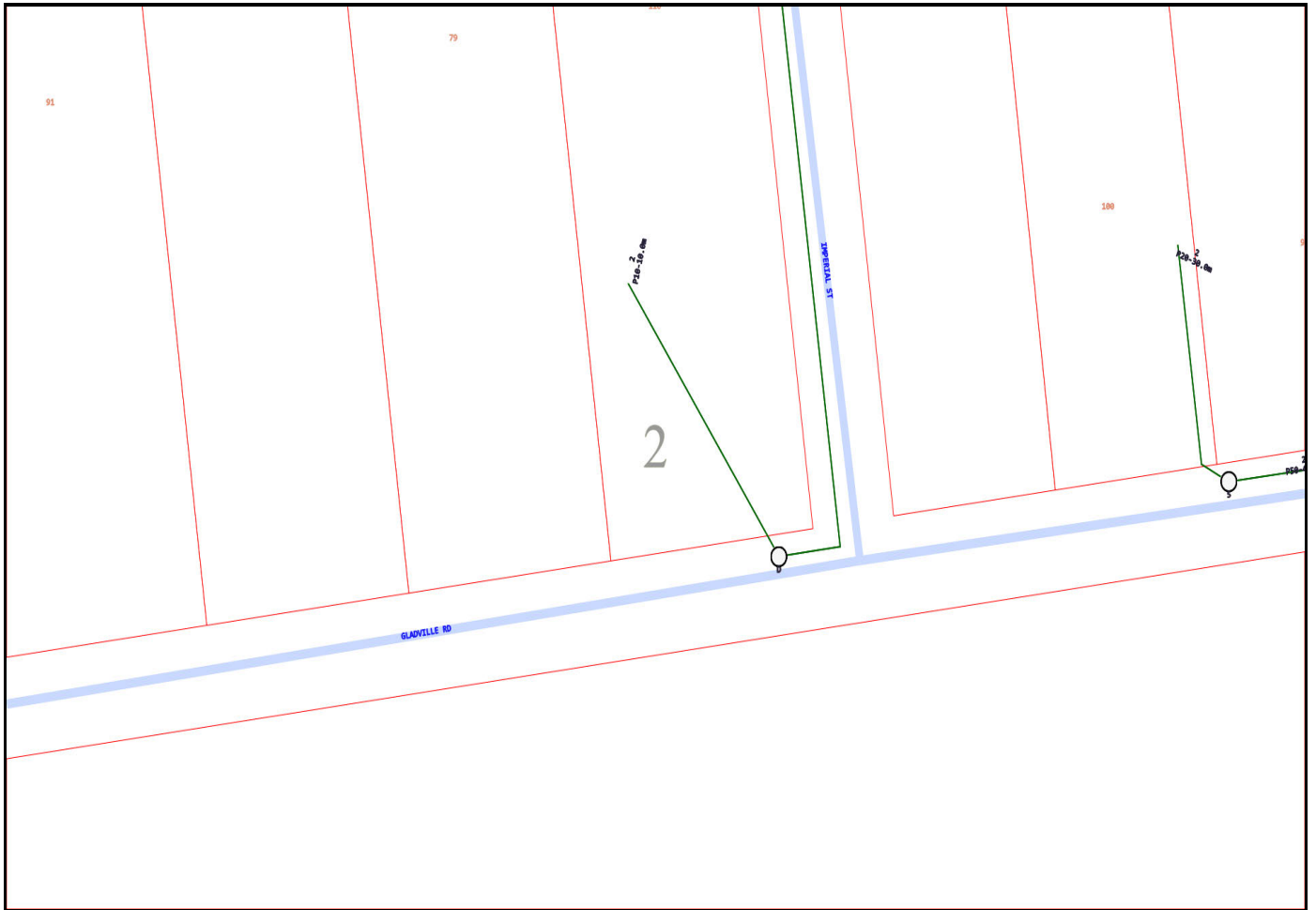


LEGEND



	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
2 PO – T- 25.0m P40 – 20.0m	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 10.0m	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.

14/10/2026

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 110 GLADVILLE ROAD, MCKAIL WA 6330

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 **\$650.00 - \$700.00 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:

https://www.wa.gov.au/system/files/2024-10/smoke_alarms_in_dwellings_for_sale_rent_or_hire.pdf

Internal Blind cord requirements:

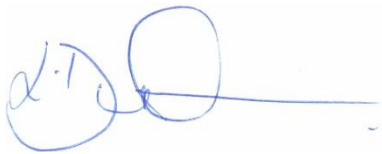
<https://www.consumerprotection.wa.gov.au/publications/obligations-landlords-corded-internal-window-coverings>

Minimum Security Requirements:

<https://www.consumerprotection.wa.gov.au/system/files/migrated/sites/default/files/atoms/files/minimumsecurityrta.pdf>

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.