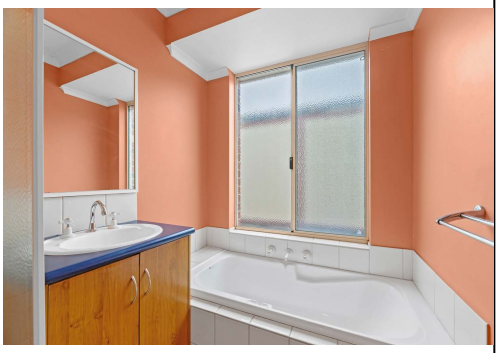
FOR SALE

Offers Above $775,000

5 WREN WAY, BAYONET HEAD



FAMILY NEEDS SEWN UP

- Smart brick veneer & Colorbond home in top family suburb
- Air-conditioned open plan kitchen/dining/family area with patio access
- Separate lounge with gas heating; big, covered patio
- Garage, 5.87m x 5.87m powered shed, space for trailer or caravan
- Easy access to schools, town, fishing, coast, quiet cul-de-sac

Merrifield
REAL ESTATE

4 **2** **3** **603 m2**

- **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**

5 WREN WAY, BAYONET HEAD

Merrifield
REAL ESTATE

Specification

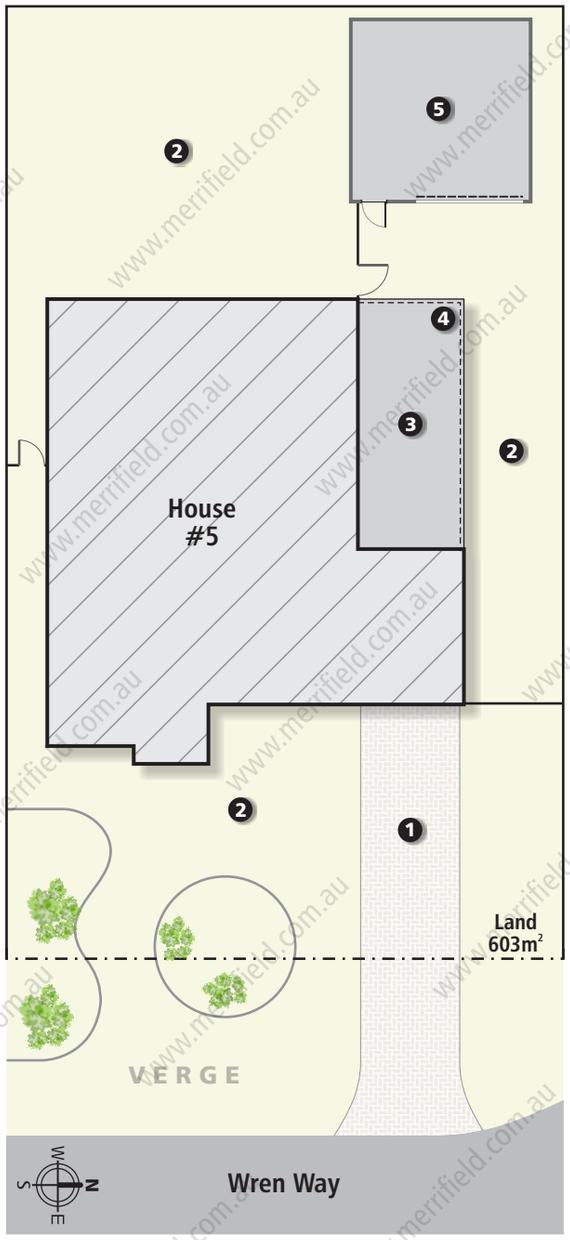
Asking Price	Offers Above $7**75**,000	Land Size	603 m2
Bedrooms	4	Frontage	18.6 metres
Bathrooms	2	Restrictive Covenants	See Cerificate of Title
Toilets	2	Zoning	Residential R20
Parking	2	School Zone	Flinders Park P.S & A.S.H.S
Sheds	5.87m x 5.87m Powered Colorbond Shed	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	$3,100.57	Building Construction	Brick Veneer / Colorbond
Water Rates	$1,643.28	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 2001
Weekly Rent	$750 - $800	BAL Assessment	N/A
Lease Expiry	26/05/2027	Items Not Included	N/A

5 Wren Way, Bayonet Head WA 6330

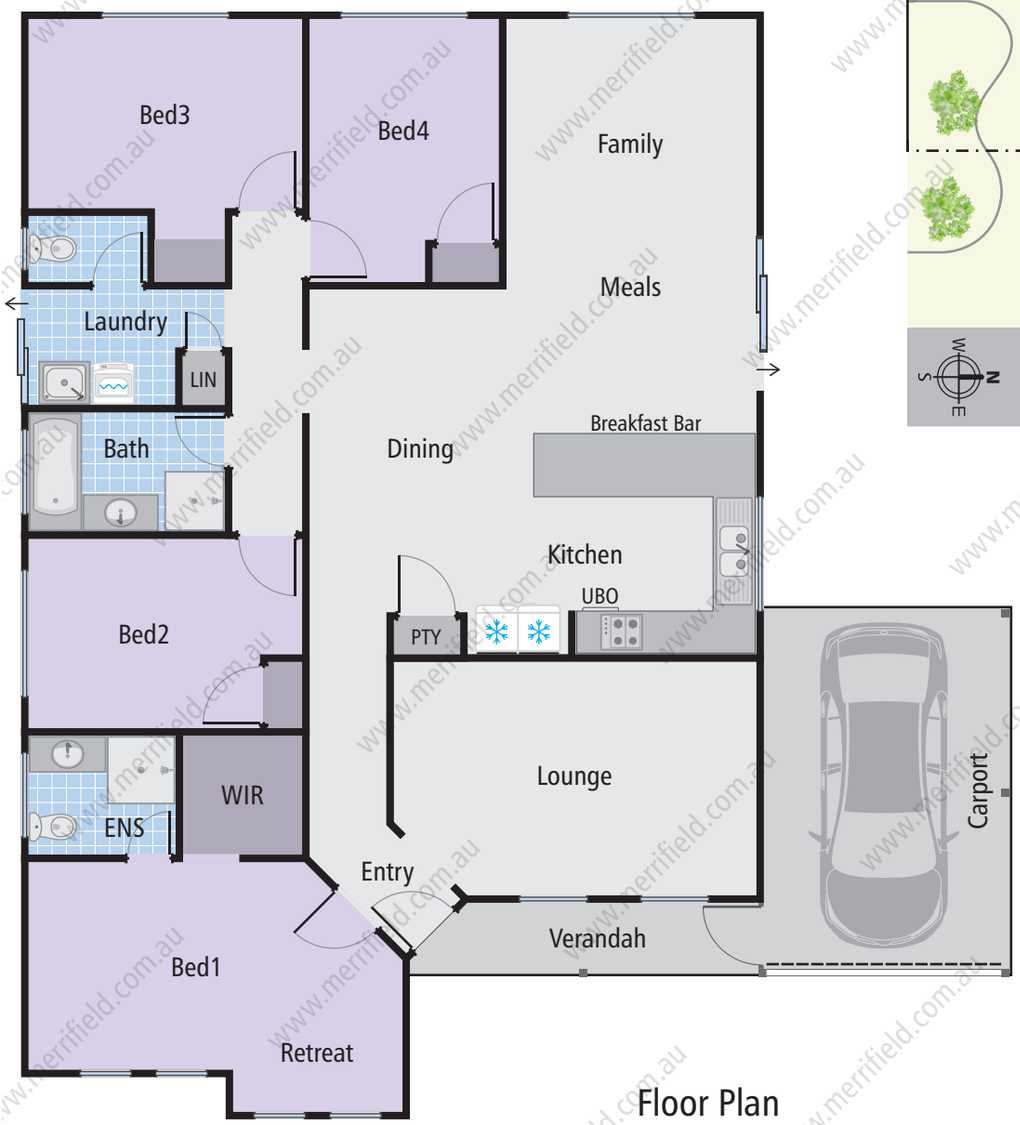
4 | 2 | 1

Merrifield REAL ESTATE

LEGEND
1. Driveway
2. Lawn
3. Patio
4. Café Style Blinds
5. Workshop



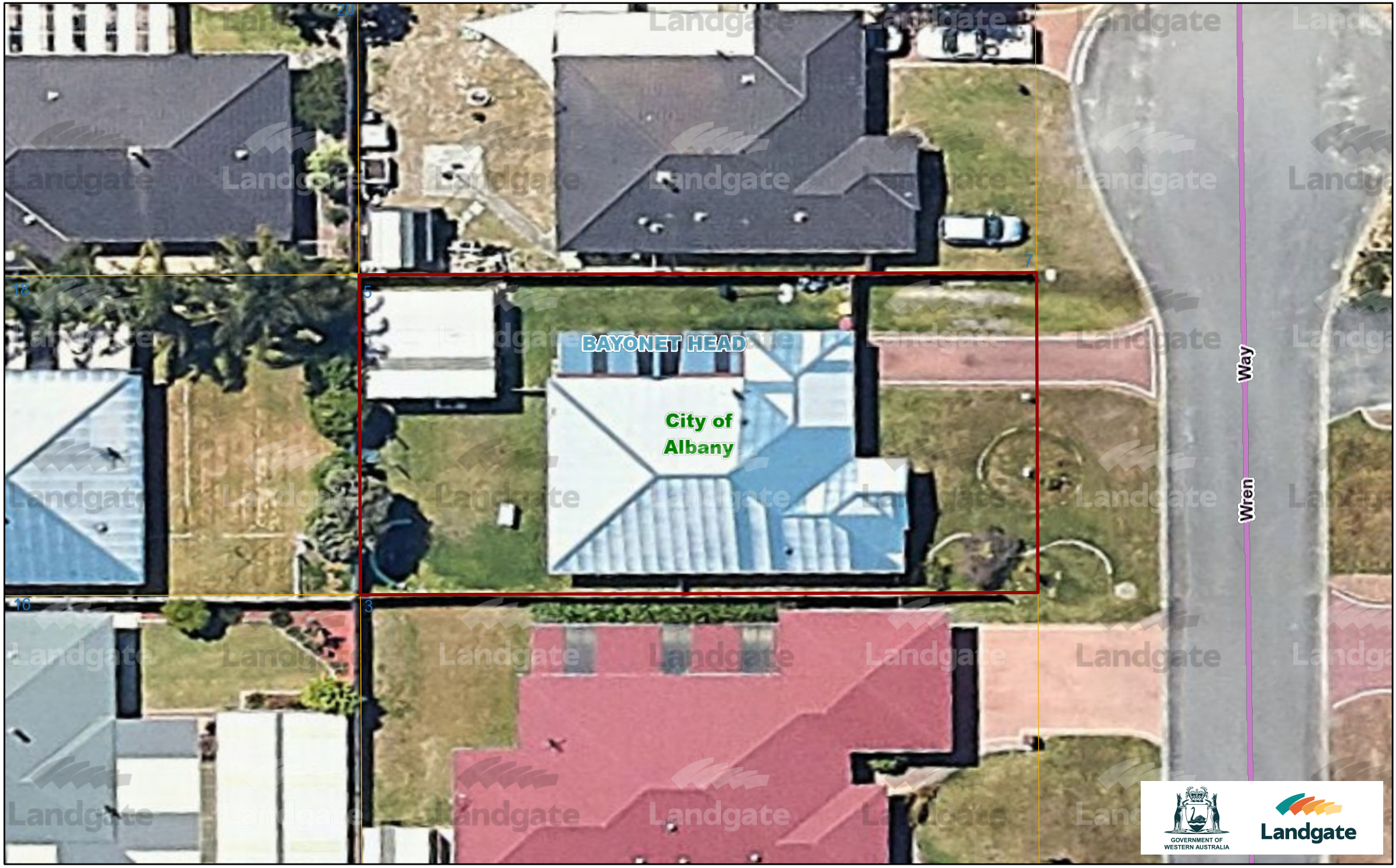
Site Plan



Floor Plan

This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions.
Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

-- Map Viewer Plus --



Author:

Created: 29 July 2026 from Map Viewer Plus

https://map.landgate.wa.gov.au/?address=5%20Wren%20Way%2C%20BAYONET%20HEAD%206330&theme=hybrid

1:282

0 0.003 0.007 0.01 0.014 km

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Please refer to original documentation for all legal purposes.

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2211	**282**

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 851 ON DEPOSITED PLAN 25816

REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

[redacted]

(T H735464) REGISTERED 1/5/2001

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 25816.
2. H735464 RESTRICTIVE COVENANT BURDEN REGISTERED 1/5/2001.
3. P338004 MORTGAGE TO HSBC BANK AUSTRALIA LTD REGISTERED 31/10/2022.

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:	2211-282 (851/DP25816)
PREVIOUS TITLE:	2076-399
PROPERTY STREET ADDRESS:	5 WREN WAY, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

Superseded - Copy for Sketch Only

ORIGINAL: Not to be removed from the Department of Land Administration.

49R

WESTERN AUSTRALIA

REGISTER NUMBER	
851/DP25816	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	9/03/2001

VOLUME 2211 FOLIO 282

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.

REGISTRAR OF TITLES

LAND DESCRIPTION:

PORTION OF PLANTAGENET LOCATION 283 AND BEING LOT 851 ON DEPOSITED PLAN 25816

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

NILDRA PTY. LTD.
OF LOT 56 CANNS ROAD, BEDFORDALE

(AF H688758) REGISTERED 9 MARCH 2001

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

1. G109493 MORTGAGE TO WESTPAC BANKING CORPORATION. REGISTERED 26.2.1996.

2. EASMENT BURDEN (FOR/INCLUDES WATER/DRAINAGE/SEWERAGE PURPOSE) SEE DEPOSITED PLAN 25816

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.
* Any entries preceded by an asterisk do not appear on the current edition of the duplicate of title.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

The statement 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 THE LAND:	DP25816
PREVIOUS TITLE:	2076-399
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA:	NO LOCAL GOVERNMENT AUTHORITY INFORMATION AVAILABLE.

ORIGINAL CERTIFICATE OF TITLE

NOTE: Entries may be affected by subsequent endorsements.

Landgate
www.landgate.wa.gov.au

Deposited Plan 25816

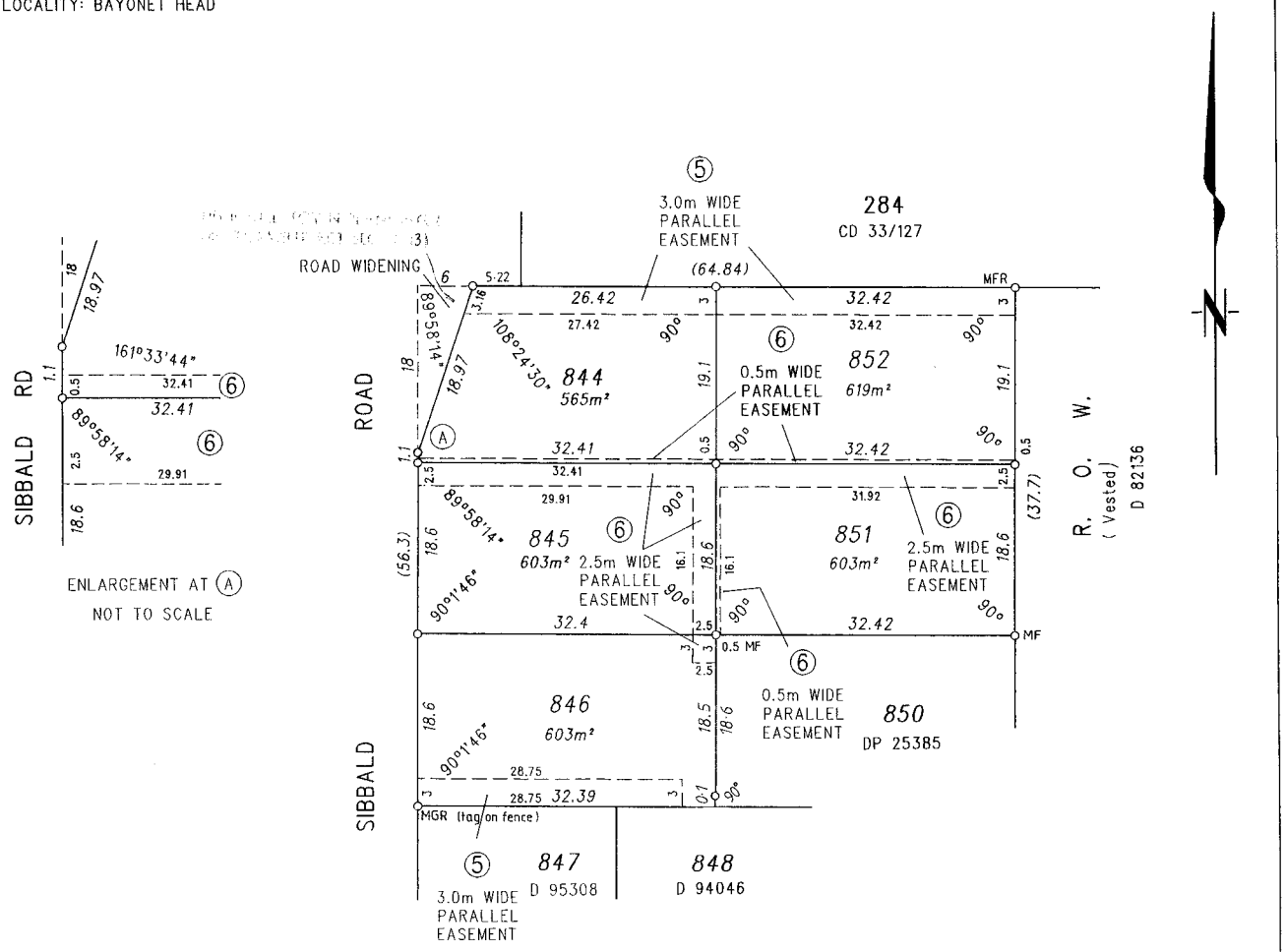
Lot	Certificate of Title	Lot Status	Part Lot
844	2211/279	Registered	
845	2211/280	Registered	
846	2211/281	Registered	
851	2211/282	Registered	
852	2211/283	Registered	

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE		FIELD BOOK
Pt LOT 800 OF PLANTAGENET LOCATION 283	PLAN DIAGRAM 82136 INDEX BK26 (10) 3.2 PUBLIC BK26 (2) 14.10	VOLUME 2076	FOLIO 399	61725 66410 70865 73335 83926 84418

DP 25816

TOTAL AREA 3047m²

LOCAL AUTHORITY: CITY OF ALBANY
LOCALITY: BAYONET HEAD



(5) EASEMENT TO CITY OF ALBANY UNDER SECTION 27A REG 5 OF THE T.P. & D. ACT. (DRAINAGE)

(6) EASEMENT TO WATER CORPORATION UNDER SECTION 27A REG 6 OF THE T.P. & D. ACT. (SEWERAGE)

SUBDIVISION BY EARLY ISSUE PROCESS

SURVEYOR'S CERTIFICATE - Reg. 54

I J.S. BOLHUIS hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor Date

HARLEY, HEDDERWICK & WEBBER PTY LTD
CONSULTING LICENSED SURVEYORS
116 SERPENTINE ROAD, ALBANY
Ph (08) 9841 7333 Fax (08) 9841 3643
ALSO AT BUNBURY AND BUSSELTON
DRAWN JBdS 03 JANUARY 2001
10106AL4-02 A.C.N. 009 101 786

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 111907
FOR CHAIRMAN
DATE 7/3/2001

EARLY ISSUE YES/~~NO~~
LODGED
DATE 15.2.2001
FEE PAID $386.00
ASSESS No. 299295

TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT
DOCKET PLAN/DIAGRAM 25536
CERTIFIED CORRECT 5/3/2001
F.S.C. 44-2001

SCALE 1 : 500
ALL DISTANCES ARE IN METRES
0 5 10 15 20 25

IN ORDER FOR DEALINGS
SUBJECT TO
SEC's 27A & 28(3) OF THE T.P. & D. ACT
FOR INSPECTOR OF PLANS & SURVEYS 8.3.2001 DATE

APPROVED
Approved 7.3.2001
INSPECTOR OF PLANS & SURVEYS DATE

DOLA
Department of LAND ADMINISTRATION

OFFICE OF TITLES
DEPOSITED PLAN
25816

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Landgate
www.landgate.wa.gov.au

INSTRUCTIONS

1. Page 2 of this document may be used:
   1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page....."
   1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent—Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio or Crown Lease number to be stated.
2. **ESTATE AND INTEREST**
   State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **ENCUMBRANCES**
   To be identified by nature and number, if none show "nil".
4. **TRANSFEROR**
   State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
   To be expressed in words.
6. **TRANSFEREE**
   State full name of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth.
   If two or more state tenancy eg;
   - Joint Tenants, (***on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles***),
   - Tenants in Common, (***on the death of a tenant in common, their share is dealt with according to their will***).

   If Tenants in Common specify shares.
7. **TRANSFEREE'S/TRANSFEROR'S EXECUTION**
   Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

H 735464 T
01 May, 2001 16:10:01 Perth

REG. $ 70.00

TRANSFER

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

WAM;TS A.C 18757

PREPARED BY Sheridan's Settlement Agency
Suite 10, Thornlie Business Centre
ADDRESS 10 Warton Road, Thornlie W.A. 6108
Ph: 9459 1533 Fax: 9459 7646

PHONE No. FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. LETTER
2.
3.
4.
5.
6.

Received Items

Nos.

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

REGISTRAR OF TITLES WESTERN AUSTRALIA

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ATTESTATION SHEET

Dated this 30th day of APRIL Year 2001

TRANSFEROR/S SIGN HERE (Note 7)

Signed

In the presence of

Signed

In the presence of

THE COMMON SEAL OF)
NILDRA PTY LTD)
A C N 008 953 311)
WAS HEREUNTO AFFIXED)
BY AUTHORITY OF THE)
DIRECTORS IN THE)
PRESENCE OF:)

DIRECTOR

DIRECTOR/SECRETARY

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (*DELETE AS REQUIRED*) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed [redacted]

Signed

In the presence of [redacted]

In the presence of

SIGNATURE OF WITNESS:

ADDRESS: 22 RAINTREE COURT HILLARYS WA 6530

OCCUPATION: ACCOUNTS CLERK

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MB&A
Mark Balfour & Associates
Commercial Lawyers

Our Ref:DB:6Nild0624

23 April 2001

The Registrar of Titles
Department of Land Administration
Midland Square
MIDLAND

Dear Sir,

RE: NILDRA PTY LTD - RESTRICTIVE COVENANTS

We advise that we act for the Covenantee and confirm that we prepared the Restrictive Covenant to be created on the attached Transfer of Land document.

We confirm that the covenant is restrictive in nature and enforceable at Common Law.

We advise that the restrictive covenant benefits all lots on Deposited Plan 25816.

Yours faithfully,
MARK BALFOUR & ASSOCIATES
Per

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FORM B1

Page No. of Pages.

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

ADDITIONAL PAGE TO

Dated 30.4.01.

d) notwithstanding the provisions sub-conditions (b) and (c) hereof, construct, erect, install or permit to be constructed, erected or installed on the Lot a residence or an outbuilding without first submitting to the transferors at it's address shown on this contract or at such address as the transferors shall nominate in writing from time to time, drawings and specifications, (including a schedule of external finishes) of such proposed residence or outbuilding incorporating features which comply with each of the covenants hereinbefore of hereinafter expressed;

e) permit any part of the Lot upon which there has been no part of the residence or it's appurtenances constructed and erected and with public view, to remain unlandscaped after six (6) months from the date of practical completion of the residence;

f) permit any rubbish receptacles upon the Lot to be visible from any public street or thoroughfare except upon days allocated by the local authority for the collection of rubbish from the Lot;

g) park or permit the parking upon any part of the Lot that does not constitute a lock up garage, any commercial vehicles including, but not limited to, trucks, buses and tractors except when the same are being used during the normal course of business by a visiting tradesperson;

h) carry out or permit to be carried out upon the Lot any repairs or restoration of any motor vehicle, boat, aircraft, trailor, caravan or other vehicle unless the subject of repairs or restorations and all parts and equipment therefore are screened from public view at all times;

i) take or permit to be taken any action to remove, alter, mark, add to or deface any wall or fence constructed by the transferors on or about any of the boundaries of the Lot and not permit any such wall or fence to become damaged or unsafe nor permit the roots of any tree of plant or permit any building or other thins on the Lot to cause such wall of fence to become structurally unsound;

2. the burden of the covenants herein is annexed to the Lot;

3. the benefit of the covenants herein is annexed to each of the Lots contained in the plan other that those parts;

   a) which may be vested in the Crown or reserved for any of the purposes specified in Section 20(A) of the Town Planning and Development Act 1928 as amended including, but without being limited to, for the purposes of a waterway, pedestrian accessway or reserve for sewerage, drainage or recreation;

   b) being the Lot;

4. the burden of the covenants herein will run with the Lot so as to bind the Transferee's successors in title.

Covenant

PLEASE TURN PAGE

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THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

1. The Transferee covenants on behalf of itself and it's successors in title of the land hereby transferred ("the Lot") and agrees with the Transferors and the Transferor's successors in title of all other lots on Deposited Plan 25816 including the Lot ("the plan") that until the first day of January 2016 (or such earlier date as shall render the provisions of Section 20(1) of the Town Planning and Development Act 1928 as amended (WA) inapplicable to this condition), the proprietors of the Lot will not:

   a) use or permit the use of the Lot other than for the construction, erection and occupation of one permanent single dwellinghouse ("residence") with the usual appurtenances;

   b) construct and erect or permit to be constructed and erected on the Lot any residences unless;

      1) all external walls of single level or split level buildings and all ground floor external walls of two storey buildings, save and except windows or minor features, are constructed of rendered masonry or limestone or commercially produced clay brick;

      2) the roof of is covered with either

         i) prefabricated metal sheeting with it's exterior surface painted or otherwise treated so as to minimise reflection of sunlight ; or
         ii) concrete or clay tiles; or
         iii) a combination of concrete or clay tiles and such metal sheeting as aforesaid

      3) the floor area of the residence (excluding verandahs, patios and the like, carports or garages) is not less than 140 square metres;

      4) the usual appurtenances aforesaid include at lease one roofed carport or garage capable of accommodation at least one passenger vehicle and the provision of at least one other hard stand carparking space;

   c) construct, erect or permit to be constructed or erected upon the Lot any;

      i) fencing forward of the buildings line unless such fencing is constructed of commercially produced clay brick, limestone, rendered masonry or solid timber; and

      ii) fencing abutting any park, public reserve or public open space unless such fencing is constructed of commercially produced clay brick, limestone, rendered masonry or solid timber; and

      iii) an outbuilding or outbuildings (including but not limited to any detached garage, workshop, garden shed or storage shed) which exceeds 10 square metres in floor area unless the same is constructed in the same materials as the residence or colourbond sheet metal in a colour and design that is complimentary to the residence;

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FORM T2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

INSTRUMENT DATED

GROSS CONSDN

CHTLS

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
LOT 851 ON DEPOSITED PLAN 25816	WHOLE	2211	282

ESTATE AND INTEREST (Note 2)

~~NIL~~ fee simple

ENCUMBRANCES (Note 3)

EASEMENT BURDEN (FOR/INCLUDES WATER/DRAINAGE/SEWERAGE PURPOSES). SEE DEPOSITED PLAN 25816

TRANSFEROR (Note 4)

NILDRA PTY LTD (A.C.N. 008 953 311)

CONSIDERATION (Note 5)

FORTY SIX THOUSAND FOUR HUNDRED DOLLARS ($46,400.00)

TRANSFEREE (Note 6)

[redacted]

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Page No: 1

Scale:	1:750
Job No.:	53809049
Sequence No.:	276829714
Print Date:	28 Jul 2026

N

Water

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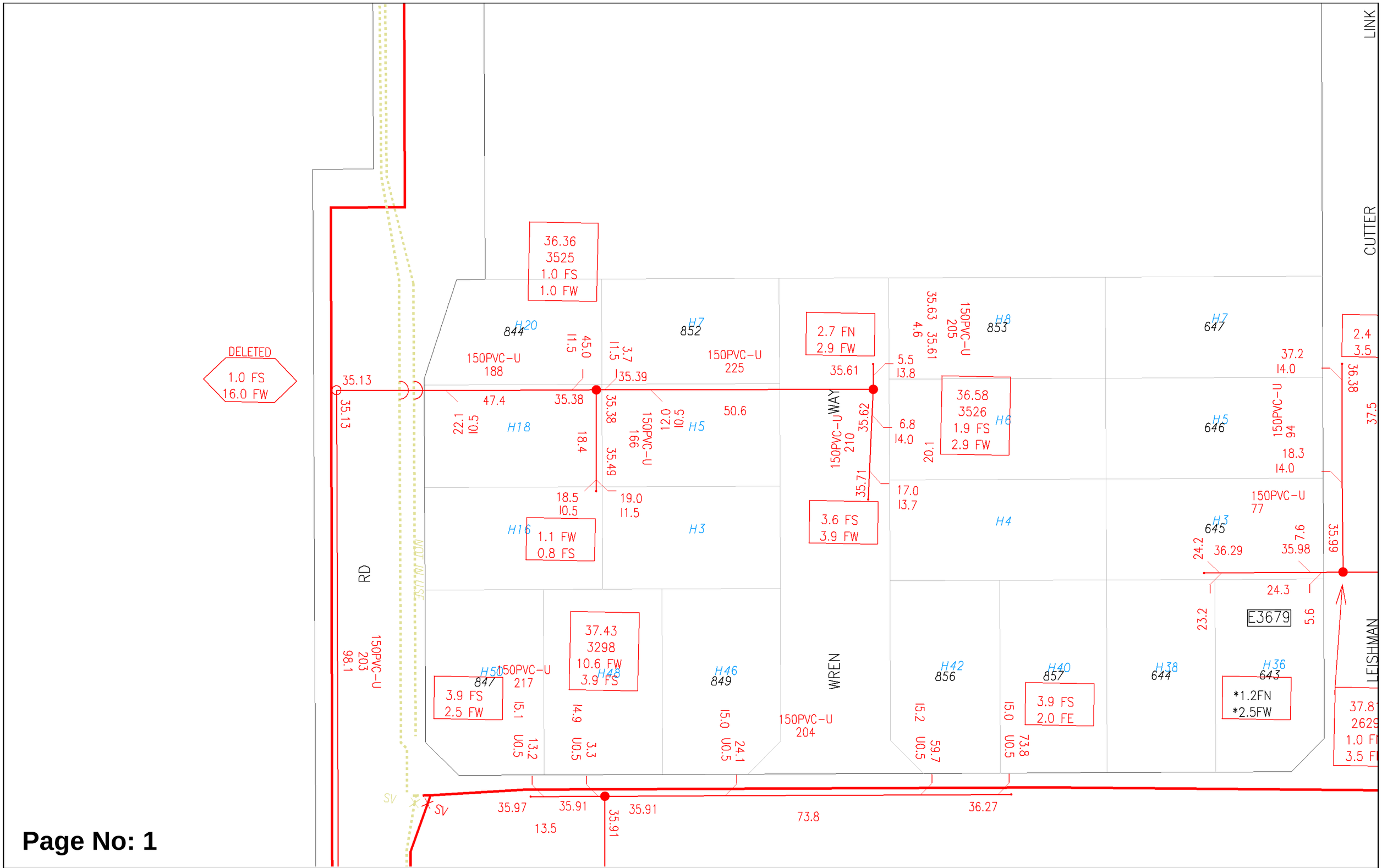

Page No: 1

Scale:	1:750
Job No.:	53809049
Sequence No.:	276829714
Print Date:	28 Jul 2026

N

Sewer

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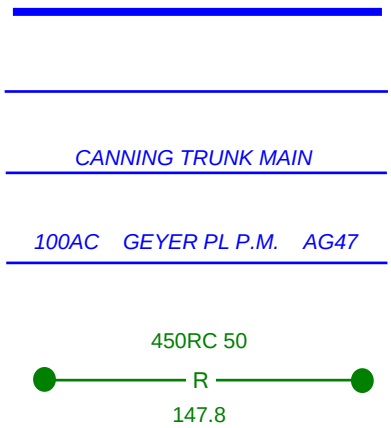
Plan Legend (summary)
INFORMATION BROCHURE

This legend is provided to Dial Before You Dig users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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



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:

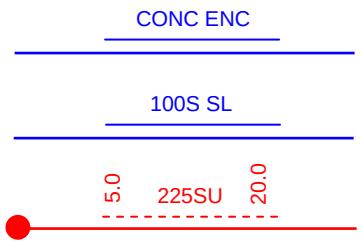
AC	asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.
CI	cast iron
GRP	glass reinforced plastic
P	PVC - class follows pipe material (e.g.100P-12)
RC	reinforced concrete
S	steel
VC	vitrified clay

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.)

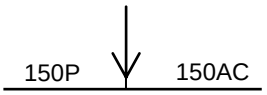
OTHER PIPE SYMBOLS

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.

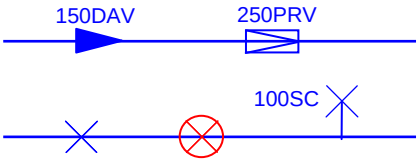


CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).

PIPE OVERPASS

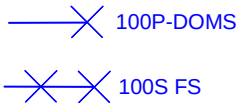
The overpass symbol indicates the shallower of the two pipes.



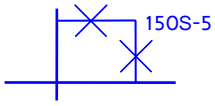
VALVES

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

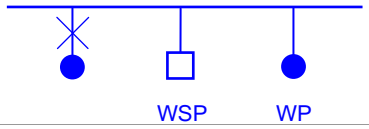
ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT
NOTE: Opening any manhole or pit is dangerous and is prohibited.
Below ground. May not be any visible signs at ground level or may be located in a pit.

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.

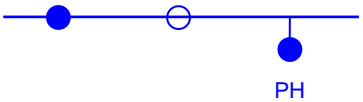
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.

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

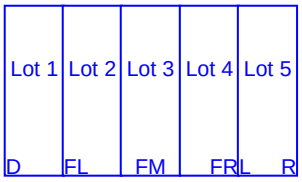
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



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

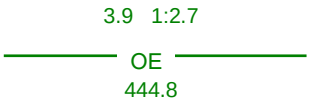


PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

Code indicates on which side of a lot the water service is located:

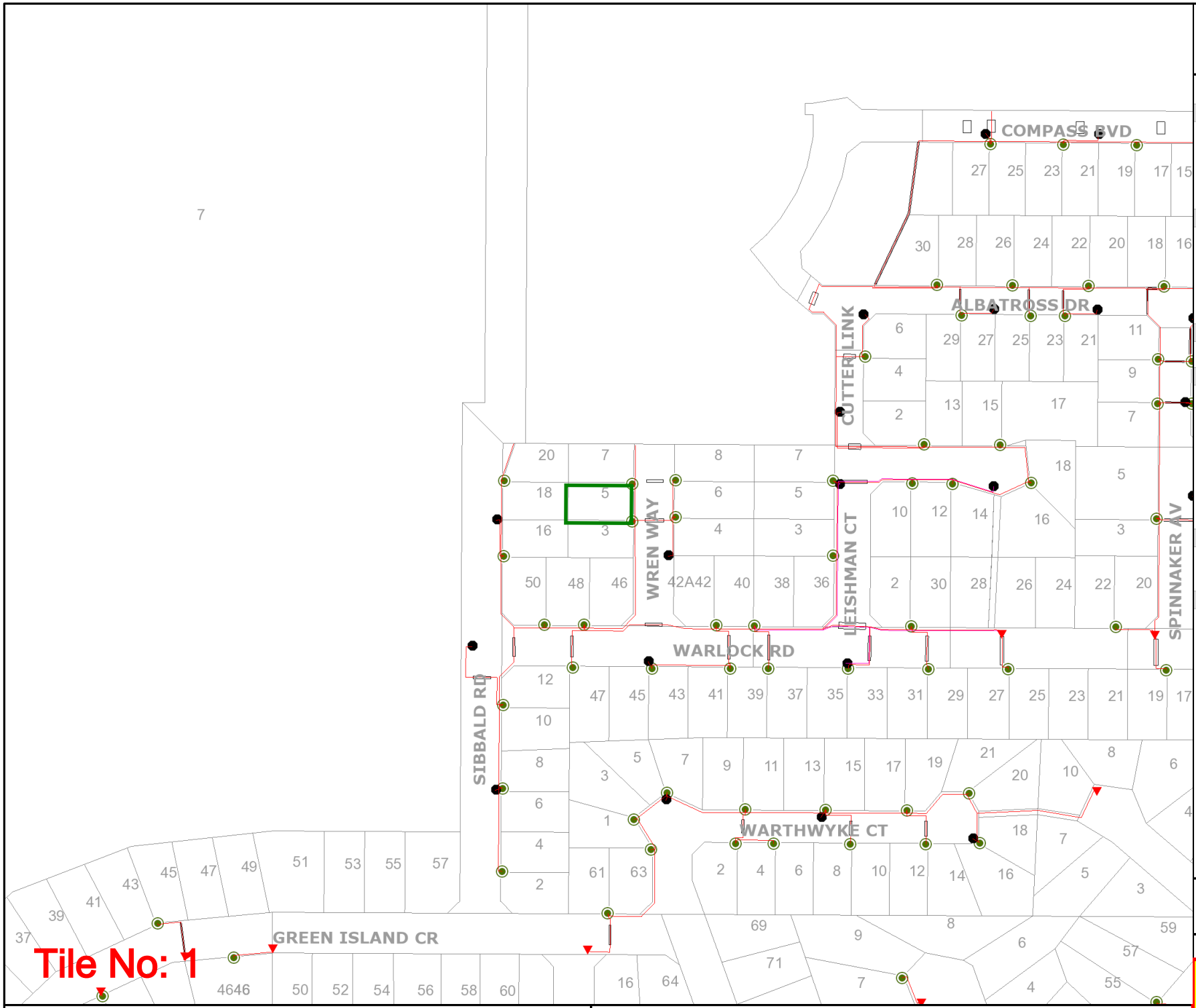
May be no visible indication at site.

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.



westernpower

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
- HV Termination
- LV Termination
- 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.

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

Sequence Number: 276829713 | Date of Issue: 28 Jul 2026

Cable Plan

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 28/07/2026 12:43:42

Sequence Number: 276829715

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 contact a CERTLOC Certified Locating Organisation (CLO) or Telstra Location Intelligence Team 1800 653 935

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

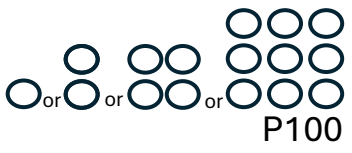
Protect our Network:

by maintaining the following distances from our assets:

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

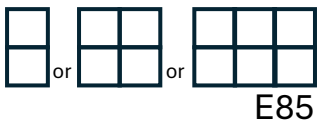
LEGEND

	Leadin terminates at a Customer Address	6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present	EJ	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	M	Marker Post Installed
MC	Main Cable ducts on a Distribution Plan	T or TR	Buried Transponder
	Blocked or Damaged Duct	MT	Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid	SMOF	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)



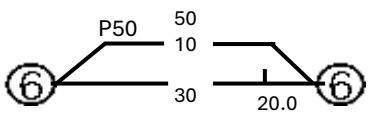
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

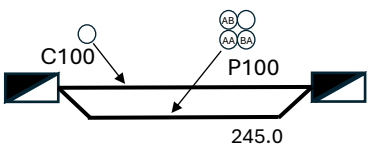
Some examples of conduit type and size:

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

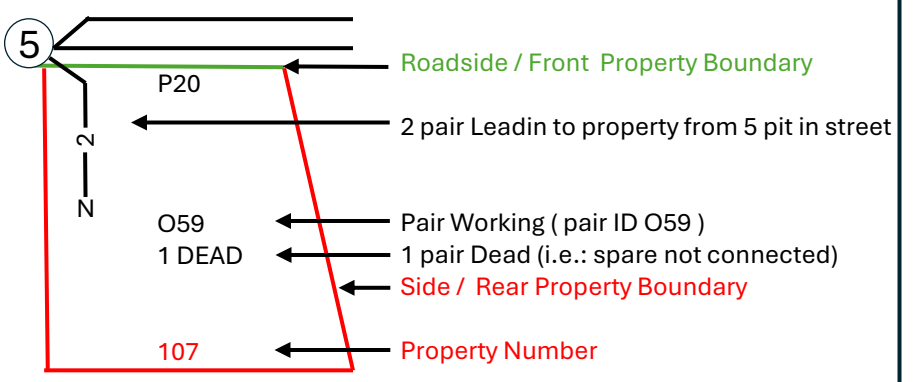
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



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

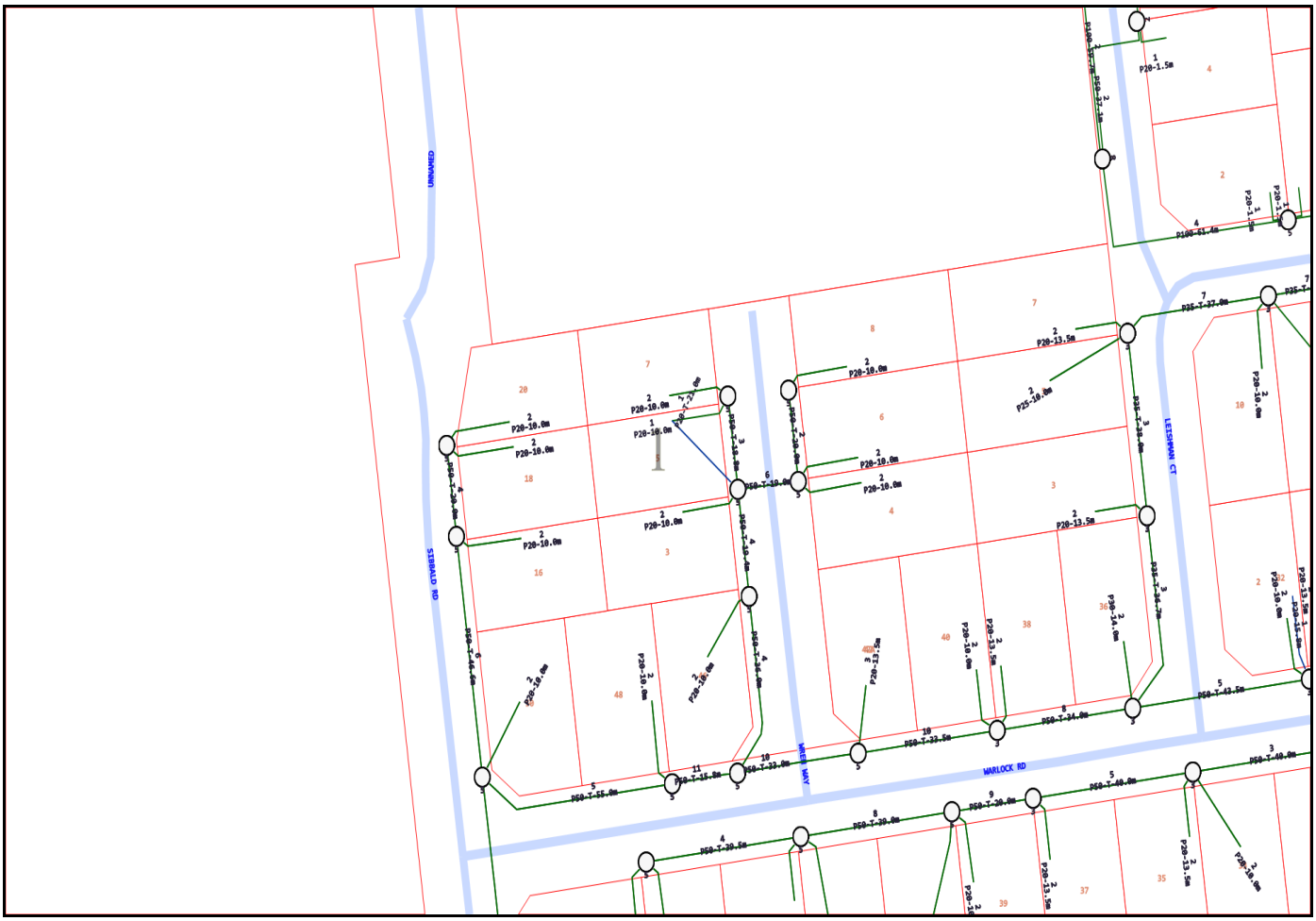
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

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

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	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 5 9	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 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	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.

Merrifield
REAL ESTATE
ESTABLISHED IN ALBANY FOR OVER 80 YEARS

258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

13/08/2026

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

To whom it may concern,

RE: RENTAL APPRAISAL – 5 WREN WAY, BAYONET HEAD WA

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 $750.00 - $800.00 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:

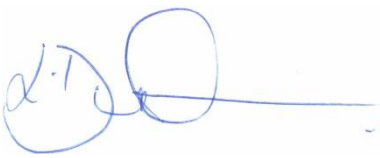
Smoke Alarm guidelines:
https://www.wa.gov.au/system/files/2024-10/smoke_alarms_in_dwellings_for_sale_rent_or_hire.pdf

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,



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.