

FOR SALE



Boundaries are Approximate

Offers Above \$880,000

270 LANCASTER ROAD, MCKAIL



IMMERSE YOURSELF IN COUNTRY AIR

- Stylishly modernised home on peaceful lifestyle block
- Open lounge/dining with wood fire, family room, patios
- Grassy land, gums, grass trees, chooks, fruit trees, shed
- Within McKail North Outline Development Plan (endorsed)
- Private cul-de-sac, easy access to schools, shops, town

Merrifield
REAL ESTATE

 **2**  **1**  **2**  **4062 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**

270 LANCASTER ROAD, MCKAIL

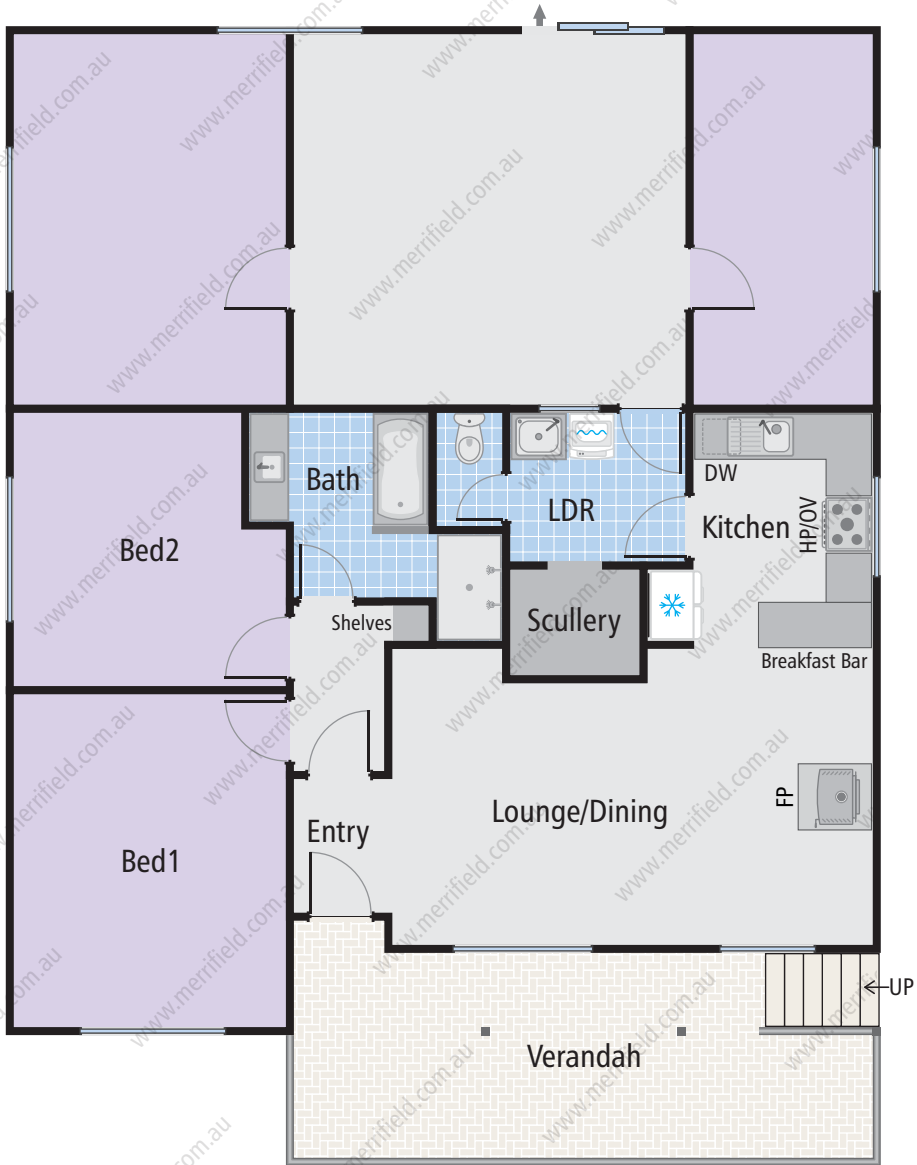


Specification

Asking Price	Offers Above \$880,000	Land Size	4062 m2
Bedrooms	2	Frontage	50.29 metres
Bathrooms	1	Restrictive Covenants	N/A
Toilets	1	Zoning	Urban Development
Parking	2	School Zone	Mount Lockyer P.S & N.A.S.H.S
Sheds	Yes	Sewer	Septic Tank
HWS	Instant Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,587.30	Building Construction	Cladding / Colorbond
Water Rates	\$296.90	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 1978
Weekly Rent	\$650 - \$680	BAL Assessment	N/A



Boundaries are Approximate





Author:

Created: 20 July 2025
20 July 2025 view Map Viewer Plus at <https://mapviewerplus.landgate.wa.gov.au/?address=270%20Lancaster%20Road%2C%20MCKAIL%206330&theme=1564>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1167 66

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 1 ON DIAGRAM 17081

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

(T Q582031) REGISTERED 12/9/2025

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

1. Q582032 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 12/9/2025.

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: 1167-66 (1/D17081)
PREVIOUS TITLE: 1167-65
PROPERTY STREET ADDRESS: 270 LANCASTER RD, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Transfer 1754/1954 (38528)

Application

From Volume Folio

1167 65
11914/54
4297/60

WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1167

Fol. N^o 66

INDEXED

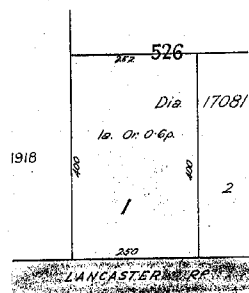
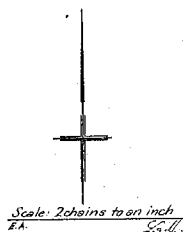
Certificate of Title

CT 1167 0066 F



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

Edwin John Etheridge Cook, Builders Labourer and Winifred Joyce Cook, Married Woman both of Lancaster Road, Albany, are now the proprietors as joint tenants of an estate in fee simple subject to the easements and encumbrances notified hereunder in the natural surface and therefrom to a depth of two hundred feet of all that piece of land delineated and coloured green on the map hereon containing one acre and six-tenths of a perch or thereabouts, being portion of Plantagenet Location 526 and being Lot 1 on diagram 17081.



Dated the second day of February One thousand nine hundred and fifty-four

Acty *J. B. B. B.*
Registrar of Titles.

Transfer 22181/1960 to Landall Construction and Development Pty Ltd of 272 Murray Street, Perth.
Registered 7th December 1960 at 9.4.20 o'clock.

Transfer 63854/66 to Iris Hayward of Boyan Brook Married Woman.
Registered 5th August 1966 at 10.04 o'clock.

ASSISTANT REGISTRAR OF TITLES

Transfer B215918 to Michael Raymond Antoniack of 56 Katoomba Street, Albany, Roof Tiler.
Registered 15th September 1976 at 9.56 o'clock.



The correct address of the registered proprietor is now 270 Lancaster Road, Albany. By D193091. Dated 5th February, 1986 at 9.05 o'clock.



65418/5/88-12M.-11/0.

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage B215917 to The Commercial Bank of Australia Limited. Registered 15th September 1976 at 19.06 o.c.

DISCHARGED

Caveat B379910. Lodged 8.8.85 **WITHDRAWN** 9.04.06.

Withdrawal D193090 of Caveat B379910. Lodged 5.2.1986 at 9.05 o.c.

Mortgage D193091 to Westpac Banking Corporation. Registered 5th February, 1986 at 9.05 o.c.

DISCHARGED

Discharge D727514 of Mortgage B215917. Registered 19th April, 1988 at 9.34 hrs.

Discharge F27698 of Mortgage D193091. Registered 2nd November 1992 at 10.00 hrs.

Mortgage F455328 to R&I Bank of Western Australia Ltd. Registered 17th February 1994 at 8.15 hrs.

DISCHARGED

Discharge G639444 of Mortgage F455328. Registered 19th November 1997 at 8.06 hrs.

Mortgage G639445 to Bank of Western Australia Ltd. Registered 19th November 1997 at 8.06 hrs.



CT 1167 0066 B



CERTIFICATE OF TITLE

Vol.

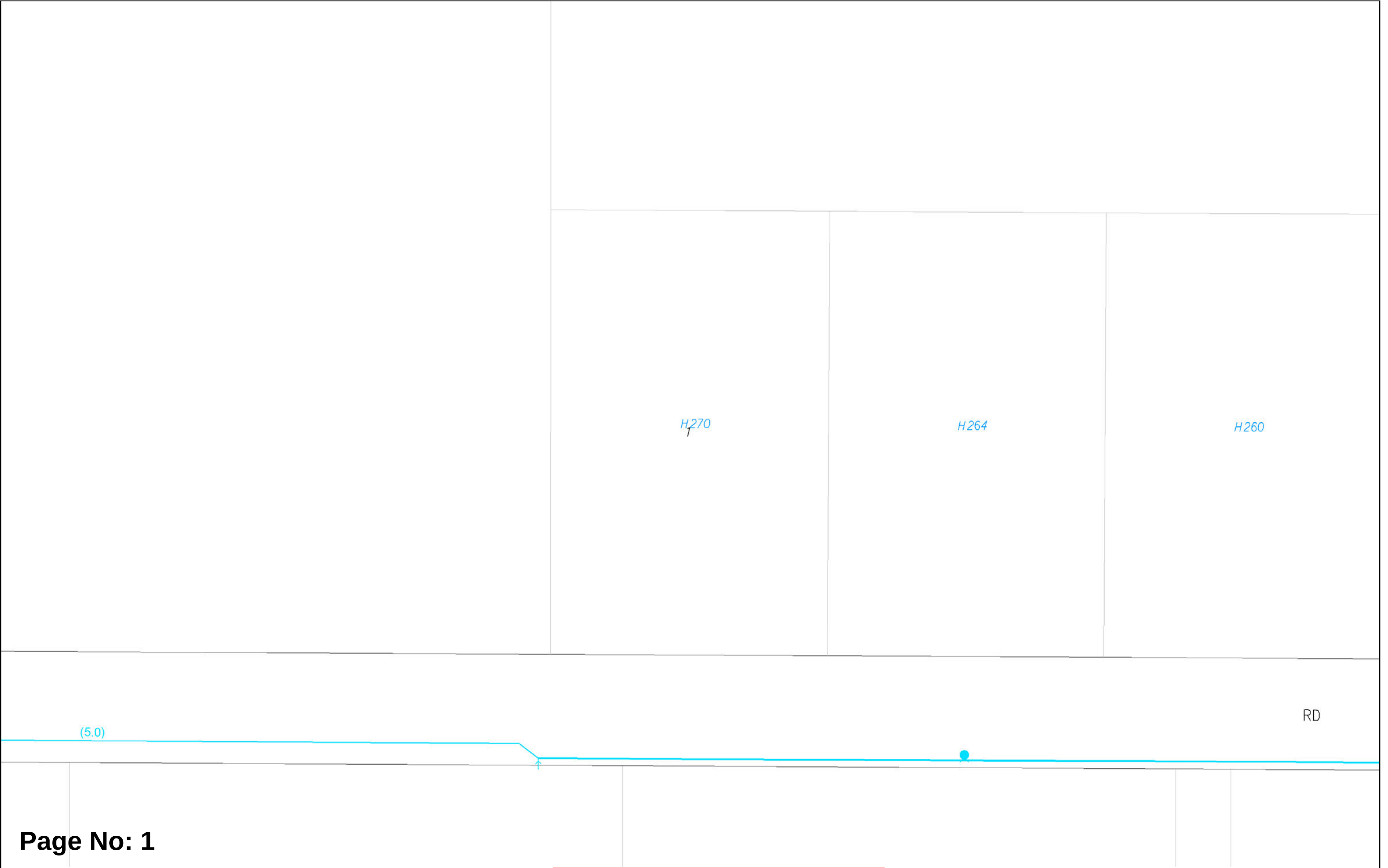
Fol.

1167

Superseded - Copy for Sketch Only

Diagram 17081

Lot	Certificate of Title	Lot Status	Part Lot
1	1167/66	Registered	
2	1226/506	Registered	
3	1227/210	Registered	
4	1298/384	Registered	
5	1498/50	Registered	
6	1702/173	Registered	
7	1755/682	Registered	
8	1814/968	Registered	
9	1536/982	Registered	
10	2080/800	Registered	



Plan Legend (summary)

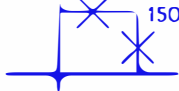
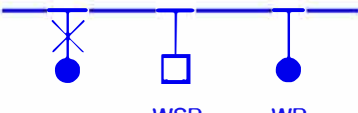
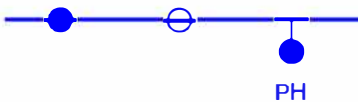
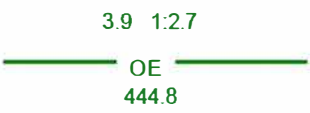
INFORMATION BROCHURE



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.

 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.						
 150S-5	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.						
	<table border="0"> <tr> <td>Hydrant</td> <td>May not be visible.</td> </tr> <tr> <td>Hydrant Tee</td> <td>May not be visible.</td> </tr> <tr> <td>Pillar hydrant</td> <td>Visible</td> </tr> </table>	Hydrant	May not be visible.	Hydrant Tee	May not be visible.	Pillar hydrant	Visible
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.						

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.

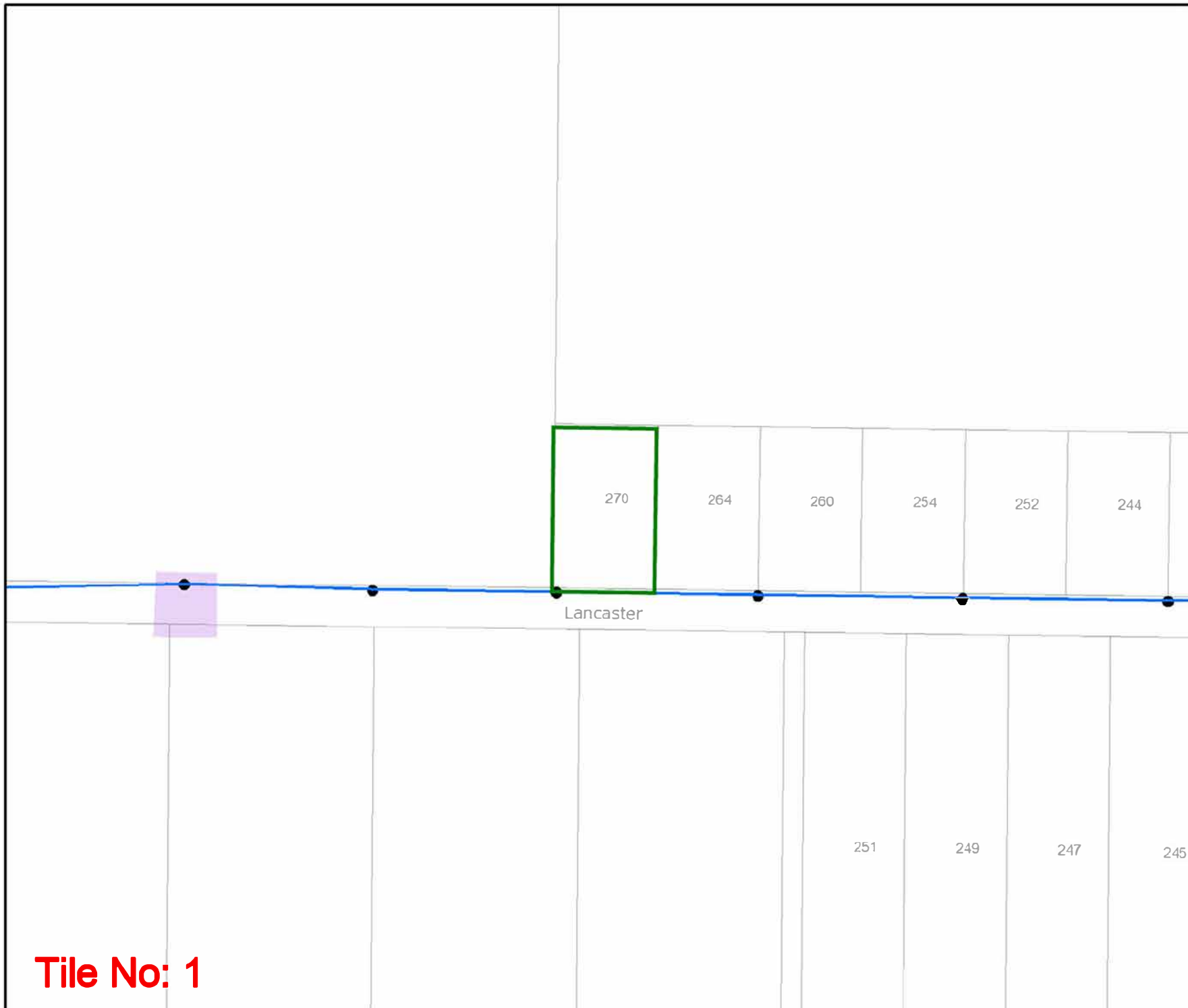
Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

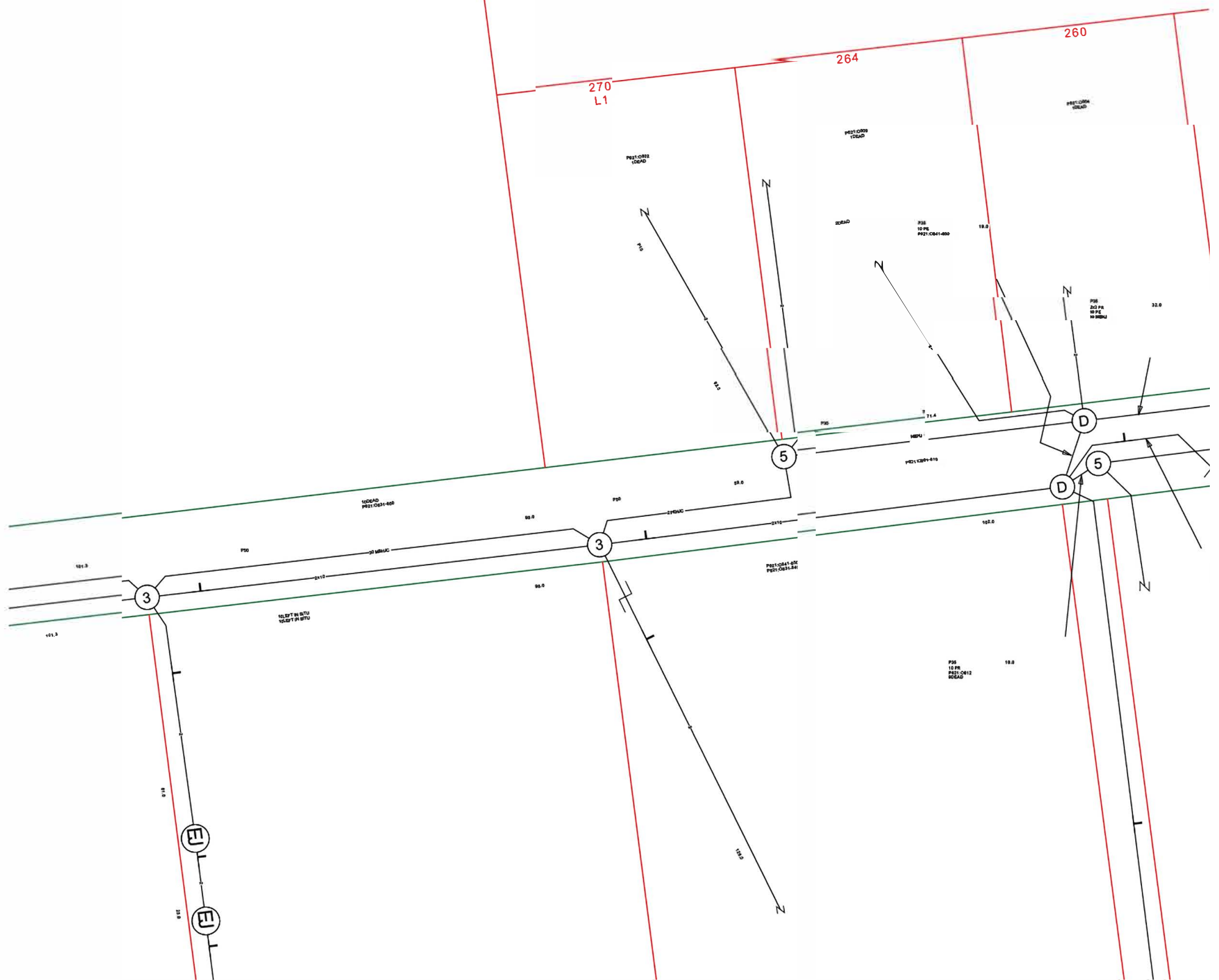
Information valid for 30 days
from date of issue

A4 Scale : 1:2500

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

Tile No: 1





Generated On 21/07/2026 17:46:58

Please read Duty of Care prior to any excavating

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.



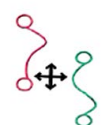
DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



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:

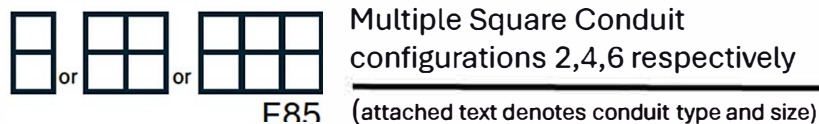
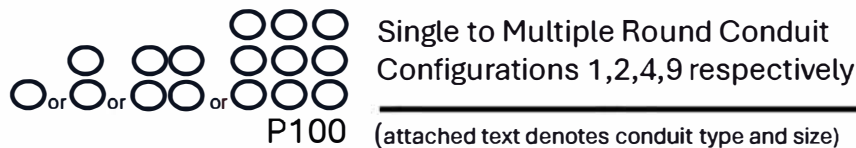
by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 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



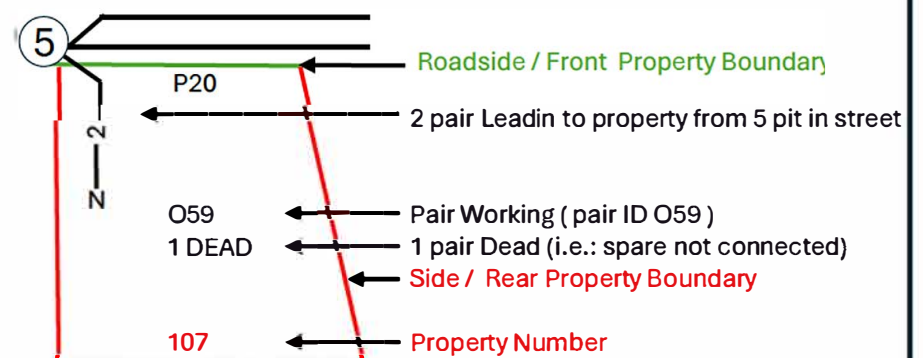
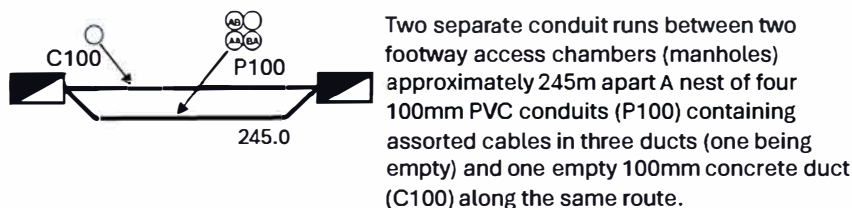
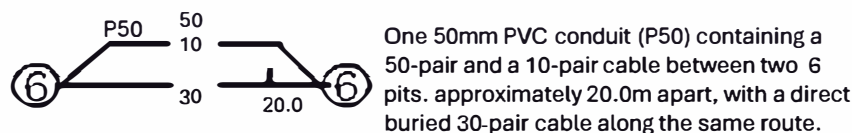
	Lead-in terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment 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	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



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



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

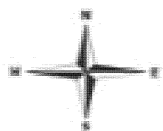
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

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

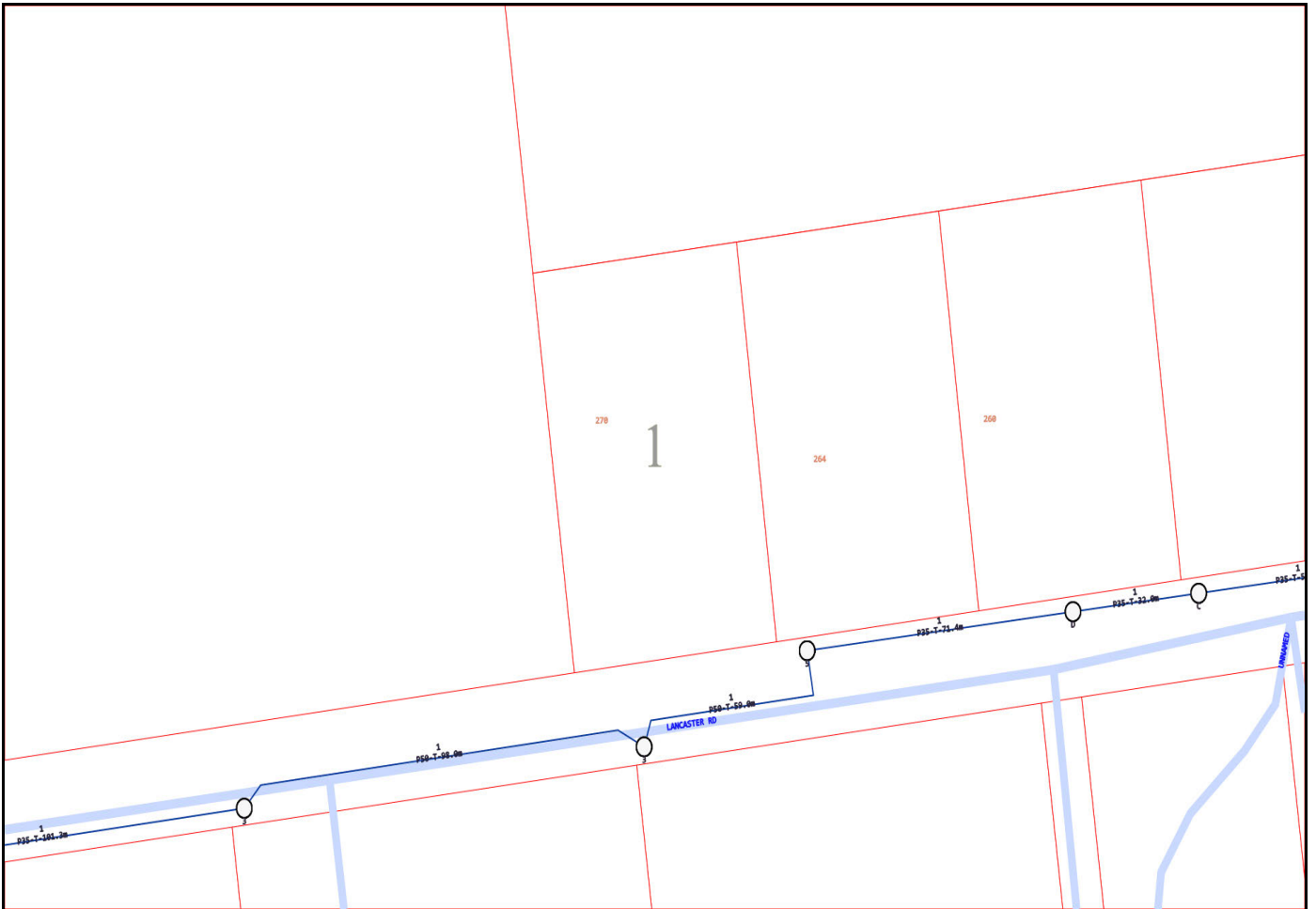
Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



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
	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.

29/07/2026

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 270 LANCASTER ROAD, MCKAIL

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 - \$680.00 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:

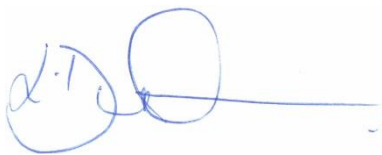
<https://www.consumerprotection.wa.gov.au/publications/obligations-landlords-corded-internal-window-coverings>

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, appearing to be 'L. Dunham', with a long horizontal line extending to the right.

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.