FOR SALE



Offers Above $999,000

35 QUEEN STREET, LITTLE GROVE







TERRIFIC LIFESTYLE OR INVESTMENT PACKAGE

- Family home and neat cottage on 3,313sqm
- Generous rooms, several indoor and outdoor living spaces
- Carport, garage, 3-bay powered shed with high-clearance doors
- Quiet cul-de-sac 10 minutes from town, near amenities
- Live in one, lease the other – or rent out both

Merrifield REAL ESTATE

5 **3** **1** **3313 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**

35 QUEEN STREET, LITTLE GROVE

Merrifield REAL ESTATE

Specification

Asking Price	Offers Above $999,000	Land Size	3313 m2
Bedrooms	5	Frontage	44.56 metres
Bathrooms	3	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Urban Development
Parking	1	School Zone	Little Grove P.S & A.S.H.S
Sheds	Powered Shed/Workshop	Sewer	Septic Tank
HWS	Electric	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	$3,704.95	Building Construction	Brick Veneer / Tile
Water Rates	$296.90	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 1978
Weekly Rent	$530 + $380	BAL Assessment	N/A
Lease Expiry	10/11/2026 + 04/12/2026	Items not included	N/A



35 Queen St, Little Grove WA 6330

5 | 3 | 1

Merrifield REAL ESTATE

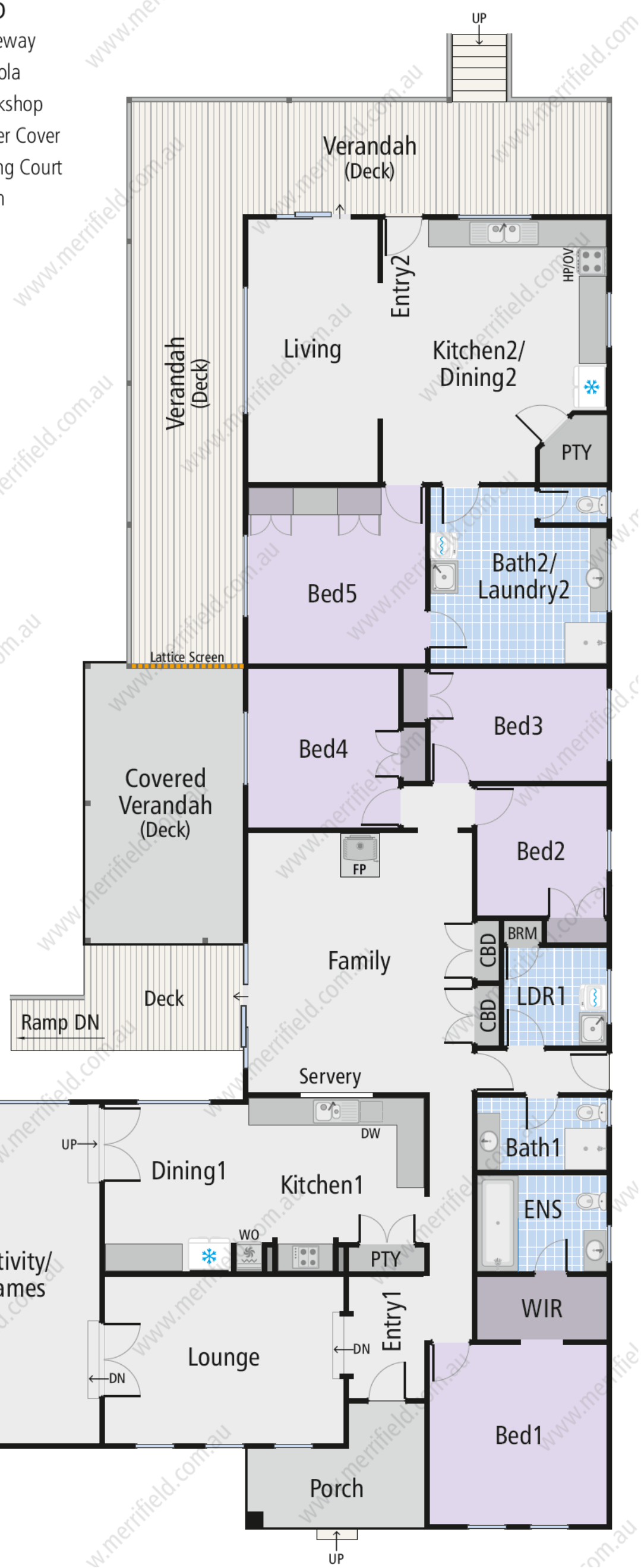


LEGEND

1. Driveway
2. Pergola
3. Workshop
4. Under Cover
5. Drying Court
6. Lawn

Site Plan



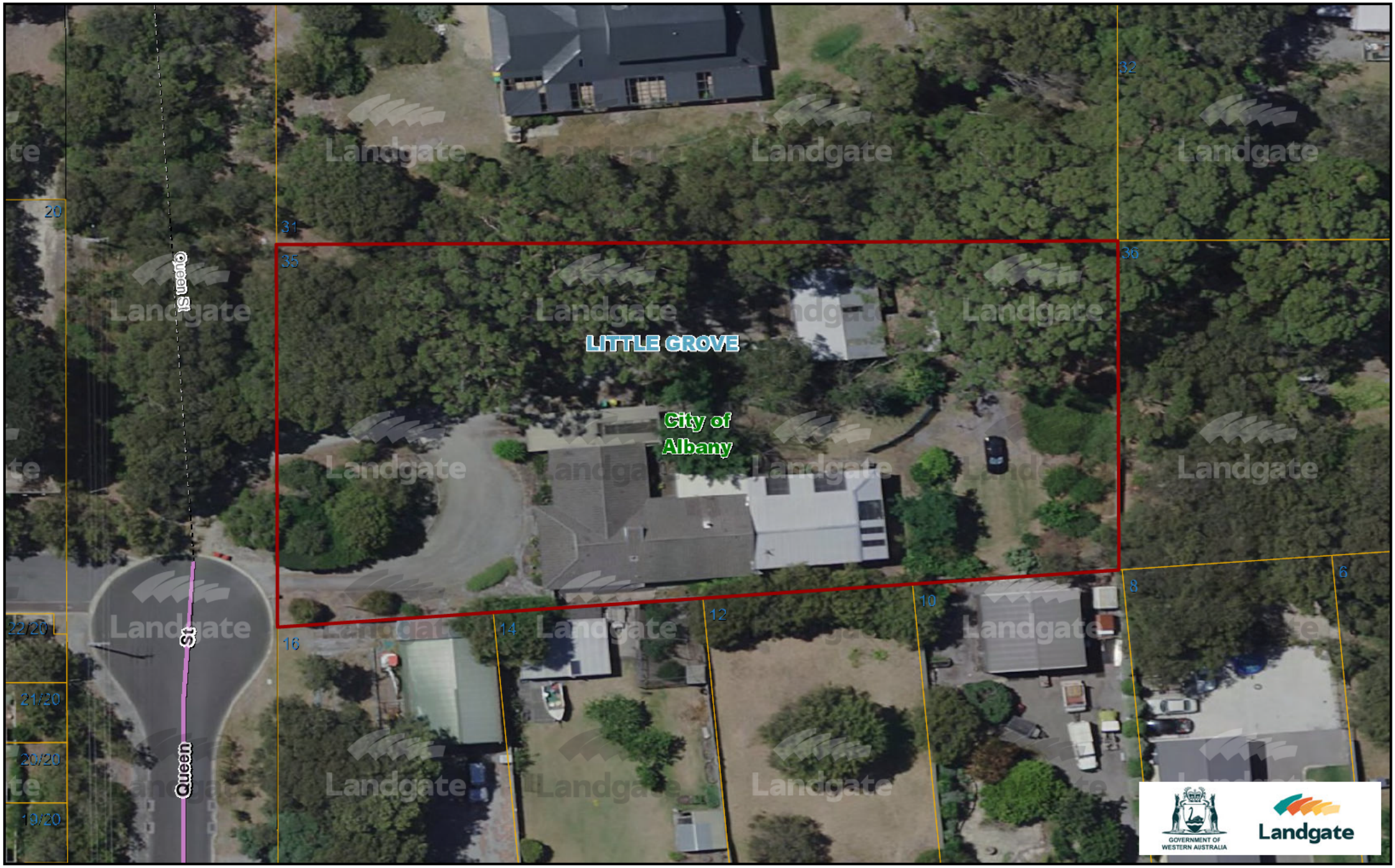


Floor Plan

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.

© www.efloorplan.com.au

-- Map Viewer Plus --



Author:

Created: 21 September 2026 from MapViewer Plus at https://maps.landgate.wa.gov.au/?address=35%20Queen%20Street%2C%20LITTLE%20GROVE%206330&theme=hybrid

1:564

0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1729	**496**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 62 ON PLAN 47

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(AN P577391) REGISTERED 7/6/2023

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

1. T209/1886 EASEMENT BENEFIT SEE TRANSFER 209/1886. REGISTERED 1/1/1886.
2. L464802 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 28/10/2010.

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:	1729-496 (62/P47)
PREVIOUS TITLE:	1443-893
PROPERTY STREET ADDRESS:	35 QUEEN ST, LITTLE GROVE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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LT. 37

ORIGINAL – NOT TO BE REMOVED FROM OFFICE OF

CT 1729 0496 F

1729 496

Sundry Document D258312

Volume 1443 Folio 893 WESTERN AUSTRALIA

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

Page 1 (of 2 pages) VOL. 1729 FOL. 496

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 30th May, 1986

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 24 and being Lot 62 on Plan 47 (Sheet 2), delineated on the map in the Third Schedule hereto, together with a right of carriageway over the portions coloured brown on Plan 47 as set out in Transfer 209/1886.

FIRST SCHEDULE (continued overleaf)

~~Peter Maxwell Benson, Motor Vehicle Assessor and Margaret Patricia Benson, his wife both of Lot 31 Bondi Street, Albany, as joint tenants~~

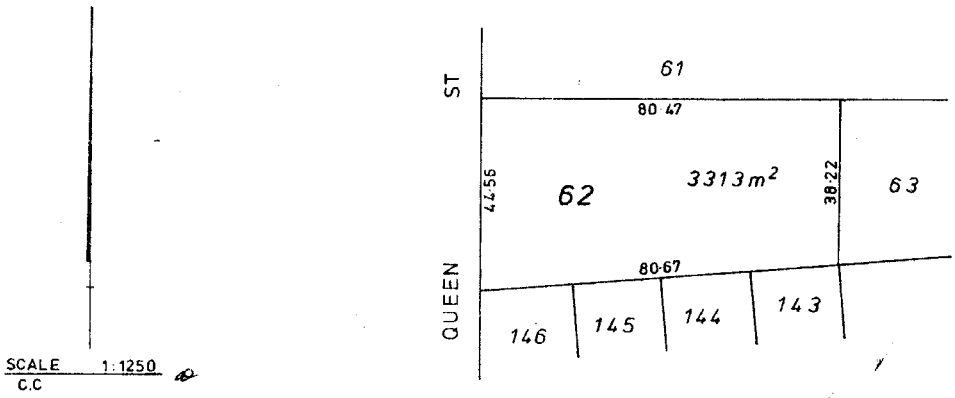
SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE B231023 to Australia & New Zealand Banking Group Ltd. Registered 18.10.76 at 9.00 o'c.~~

Discharged E343811 20.4.90

REGISTRAR OF TITLES

THIRD SCHEDULE



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.

72009/12/77–45M–S/2860

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

Superseded - Copy for Sketch Only

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LT. 37

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 NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
The correct address of the registered proprietor is now Lot 62 Queen Street, Little Grove.	By	E343812	20.4.90	15.43		
Estelle Bowden of 35 Queen Street, Little Grove, Albany.	Transfer	F337910	18.10.93	8.03		

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 NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	E343812	to Citibank Savings Ltd.	20.4.90	15.43			Discharged	E789170	17.1.92		
Mortgage	E789171	to Westpac Banking Corporation.	17.1.92	9.37			Discharged	F337909	18.10.93		
Mortgage	F337911	to R&I Bank of Western Australia Ltd.	18.10.93	8.03			Discharged	G225013	9.7.96		
Mortgage	G225014	to Permanent Trustee Co Ltd.	9.7.96	16.30							

CERTIFICATE OF TITLE VOL. 1729 496

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Plan 47

Lot	Certificate of Title	Lot Status	Part Lot
2	1243/97	Registered	
3	1143/68	Registered	
4	1142/999	Registered	
12	1123/715 (Cancelled)	Retired	
15	1845/436	Registered	
16	1516/29	Registered	
22	SP37437	Strata'd	
23	1630/296	Registered	
24	1630/297	Registered	
28	1823/734 (Cancelled)	Retired	
29	1447/715 (Cancelled)	Retired	
30	21/212A	Registered	
31	1446/212	Registered	
32	1246/135	Registered	
33	1246/159	Registered	
34	1813/65	Registered	
57	1443/895	Registered	
58	1443/898 (Cancelled)	Retired	
59	1443/899 (Cancelled)	Retired	
62	1729/496	Registered	
63	1443/894	Registered	
65	1246/110	Registered	
66	1228/73	Registered	
67	1220/891	Registered	
68	1237/154	Registered	
69	1279/54	Registered	
70	15/251A	Registered	
81	1792/496	Registered	
82	1792/497	Registered	
83	1436/1	Registered	
87	1082/120	Registered	
88	1249/876 (Cancelled)	Retired	
90	1166/585	Registered	
91	563/83A	Registered	
92	563/82A	Registered	
95	1217/511	Registered	
96	2845/980	Registered	
96	1228/546 (Cancelled)	Registered	
97	1228/546 (Cancelled)	Retired	
97	2845/981 (Cancelled)	Retired	
98	1228/546 (Cancelled)	Retired	
98	2845/981 (Cancelled)	Retired	
99	1220/409 (Cancelled)	Retired	
100	1220/409 (Cancelled)	Retired	
101	1206/945	Registered	

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Plan 47

Lot	Certificate of Title	Lot Status	Part Lot
104	1201/473	Registered	
105	1201/474	Registered	
106	1660/262	Registered	
107	1441/589	Registered	
108	1744/329	Registered	
109	1235/319	Registered	
112	1348/79	Registered	
113	1225/450	Registered	
114	1232/889	Registered	
115	1232/888	Registered	
122	1452/872	Registered	
125	2209/492	Registered	
126	17/38	Registered	
139	1476/244 (Cancelled)	Retired	
140	1476/245	Registered	
141	1476/246	Registered	
142	1476/247	Registered	
143	1476/248	Registered	
144	1476/249	Registered	
145	1476/250	Registered	
146	1476/251	Registered	
147	1247/26 (Cancelled)	Retired	
179	1271/104 (Cancelled)	Retired	
181	1673/591	Registered	
182	1237/821	Registered	
183	1785/865	Registered	
184	1271/105	Registered	
195	2019/298	Registered	
196	1854/571	Registered	
197	1572/195	Registered	
198	1575/288	Registered	
199	1242/256	Registered	
200	1425/693	Registered	
201	1429/78	Registered	
202	1237/532	Registered	
203	1237/531 (Cancelled)	Strata'd	
203	SP59785	Strata'd	
209	1401/419 (Cancelled)	Retired	
210	553/194A (Cancelled)	Retired	
211	1794/771 (Cancelled)	Strata'd	
211	SP58659	Strata'd	
212	1516/714 (Cancelled)	Strata'd	
212	SP72740	Strata'd	
213	1281/752	Registered	
214	2037/537	Registered	

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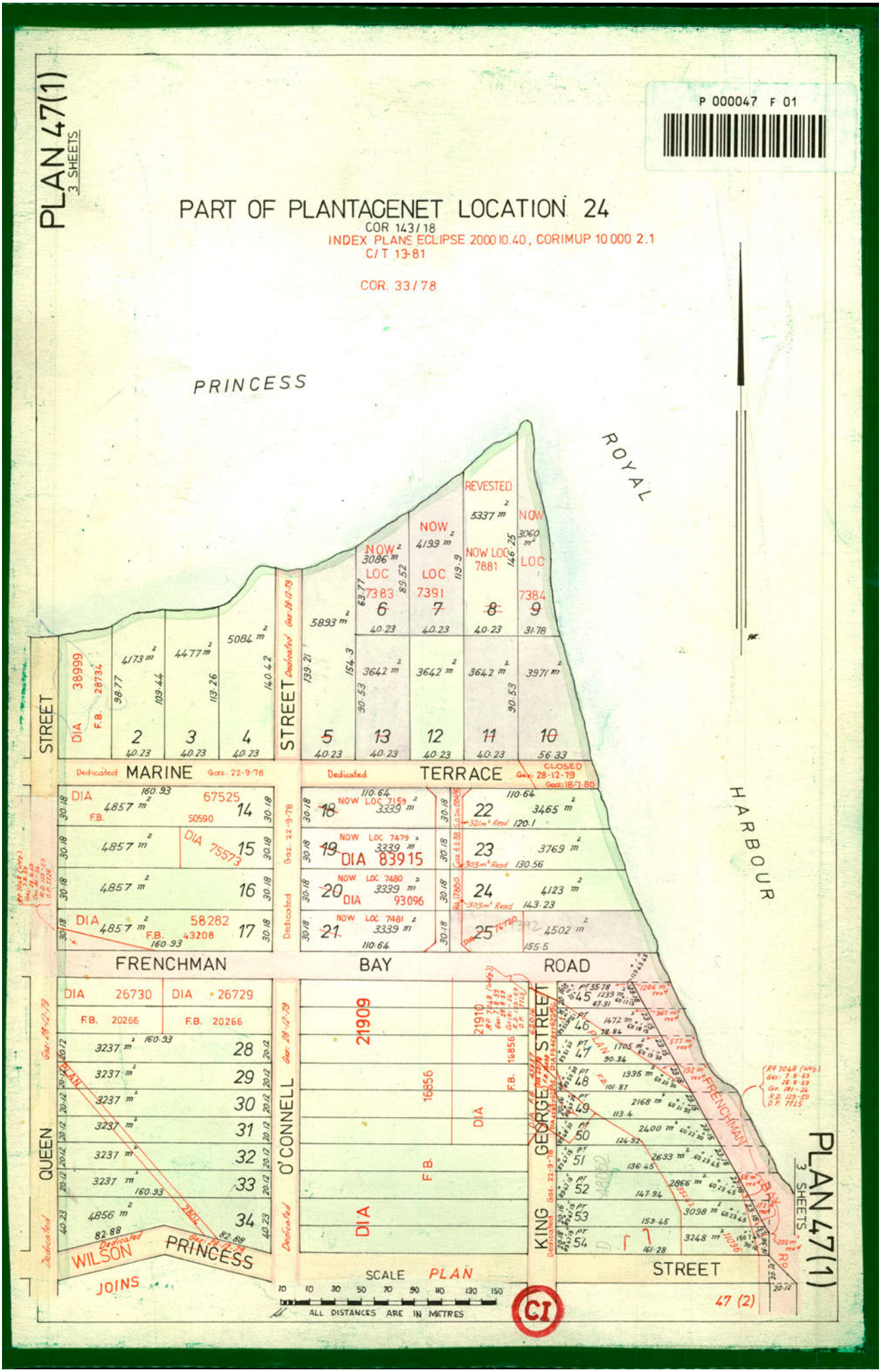
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Plan 47

Lot	Certificate of Title	Lot Status	Part Lot
215	18/159	Registered	
216	15/145	Registered	
250	LR3023/980	Registered	
250	13/81 (Cancelled)	Registered	
251	LR3023/980	Registered	
251	13/81 (Cancelled)	Registered	
252	13/81 (Cancelled)	Registered	
252	LR3023/980	Registered	
253	13/81 (Cancelled)	Registered	
253	LR3023/980	Registered	
254	13/81 (Cancelled)	Registered	
254	LR3023/980	Registered	
7159	1688/378 (Cancelled)	Retired	
7160	LR3082/771	Registered	
7881	LR3123/718	Registered	

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PLAN 47(1)

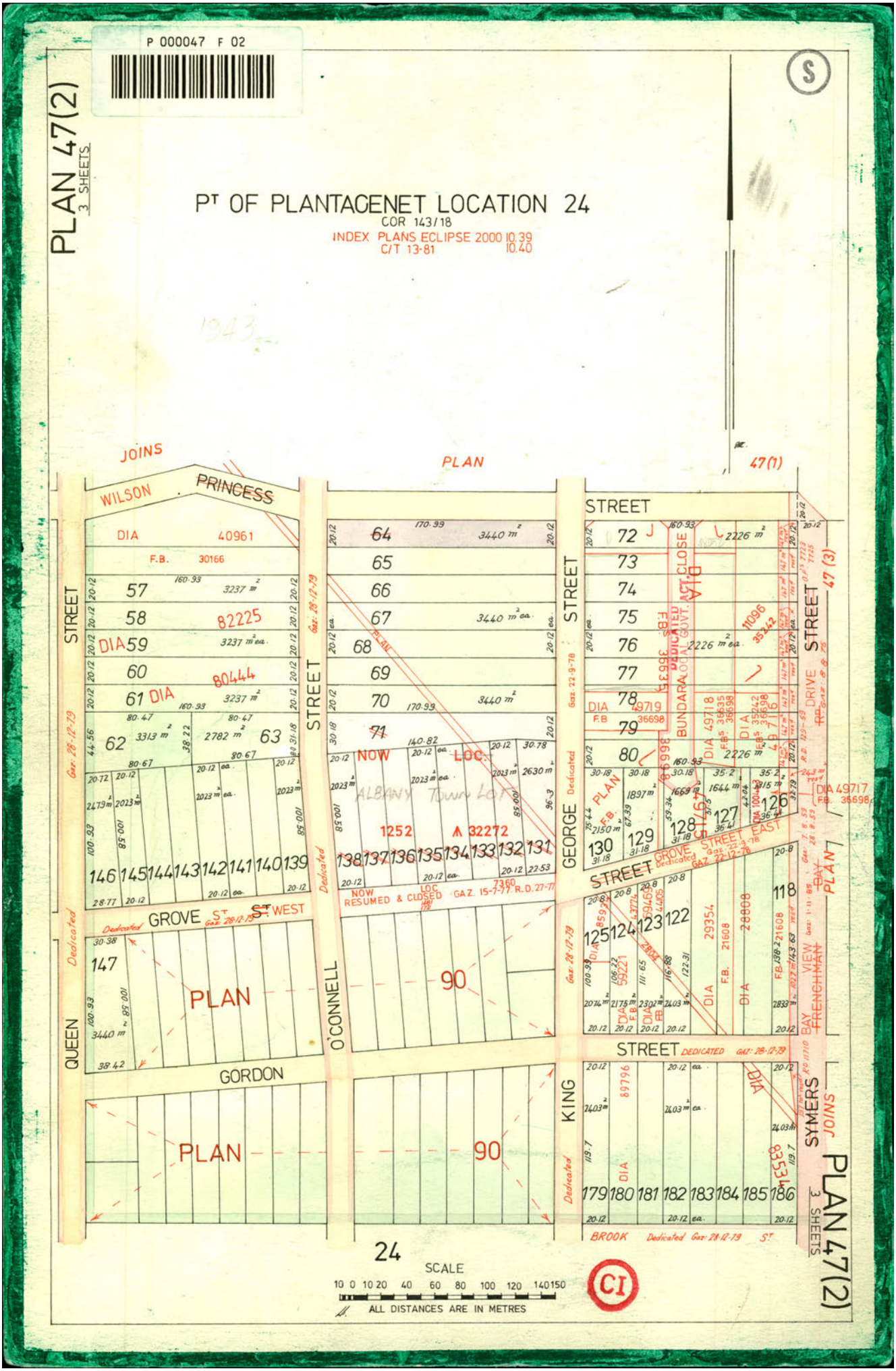
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2	1243 – 97	30	1246 – 158, 21-212A
3	1143 – 68	31	1246 – 158, 1446 - 212
4	1142 – 999	32	1246 – 135
5	14 – 372 REVESTED	33	1246 – 159
6	14 – 377, 1506 - 800 REVESTED	34	1203 – 958, 1813 - 65
7	1246 – 137 REVESTED	45	1024 – 209
8	1225 – 857	46	1024 – 209
9	1178 – 613 REVESTED	47	1024 – 209
10	14 – 374 REVESTED	48	1396 – 199
11	14 – 374 REVESTED	49	1396 – 199
12	1123 – 715	50	1396 – 199
13	14 – 372 REVESTED	52	1024 – 209
14	14 – 380, 1512-328, 1516 - 27	53	1024 – 209
15	14 – 380, 1512-328, 1516 - 28, 1845-436 (PT)	54	1024 – 209
16	14 – 380, 1512-328, 1516 - 29		
17	14 – 380, 1512-328 (PT), 1522-195 (PT)		
18	14 – 371 REVESTED		
19	14 – 380 REVESTED		
20	14 – 380 REVESTED		
21	14 – 380 REVESTED		
22	14 – 380, 1478-269, 1630-295		
23	14 – 380, 1478-269, 1630-296		
24	14 – 380, 1478-269, 1630-297		
25	14 – 369 REVESTED		
28	1120 – 961, 1823 - 734		
29	1246 – 158, 1447 - 715		

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PLAN 47(2)
3 SHEETS
PT OF PLANTAGENET LOCATION 24
COR 143/18
INDEX PLANS ECLIPSE 2000 10.39
C/T 13-81 10.40
JOINS
WILSON
PRINCESS
PLAN
47(1)
STREET
DIA 40961
F.B. 30166
82225
80444
DIA 49719
F.B. 36698
DIA 49718
F.B. 35635 36698
DIA 49717
F.B. 35242 36698
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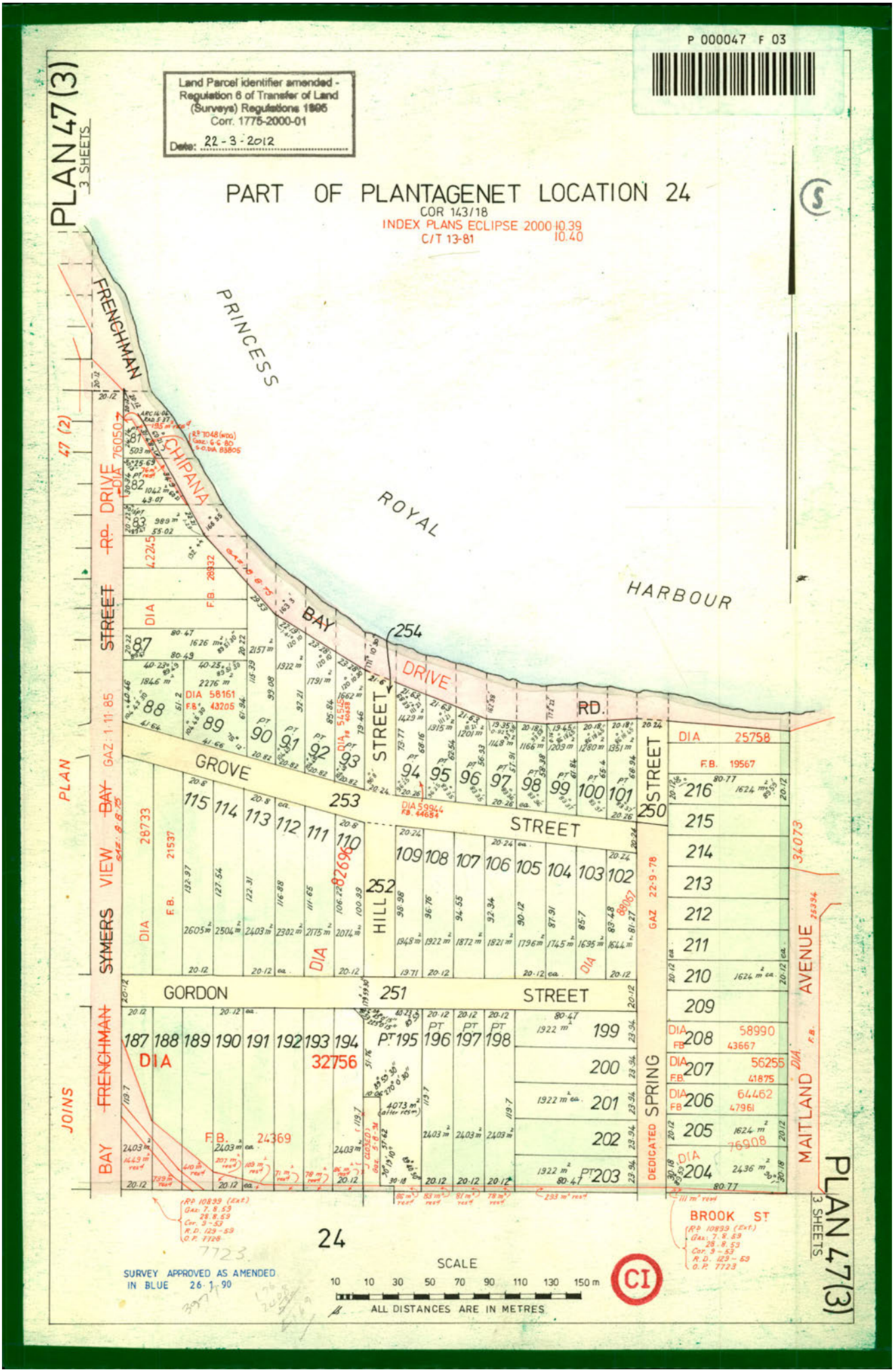
Lot No.	Certificates of Title	Lot No.	Certificates of Title
57	17 – 66, 1443-895	123	1246 – 109 1455-943
58	17 – 66, 1443-898	124	312 – 8 A, 1438-402(⅔ sh), 1442-96
59	17 – 66, 1443-899	125	312 – 8 A, 1438-402(⅔ sh), 1451-943(⅔ sh), 1819-549 1451-944(⅓ sh)
60	17 – 66, 1443-896	126	17 – 38
61	17 – 66, 1443-897	127	1396 – 199, 1915-62(PT)
62	17 – 66, 1443-893, 1729-496	128	1396 – 199
63	17 – 66, 1443-894	129	1396 – 199
		130	1024 – 209
64	14 – 373, 570-181 REVESTED	131	1313 – 561 REVESTED
65	1246 – 110	132	1237 – 87 REVESTED
66	1228 – 73	133	1271 – 100 REVESTED
67	1220 – 891	134	1271 – 100 REVESTED
68	1237 – 154	135	1271 – 100 REVESTED
69	1279 – 54	136	1271 – 100 REVESTED
70	15 – 251 A	137	1271 – 100 REVESTED
71	1309 – 492 REVESTED	138	1271 – 101 REVESTED
72	1396 – 199	139	1271 – 863, 1476-244
73	1396 – 199	140	1271 – 863, 1476-245
74	1396 – 199	141	1271 – 863, 1476-246
75	1396 – 199	142	312 – 13 A, 1476-247
76	1396 – 199	143	312 – 13 A, 1476-248
77	1396 – 199	144	312 – 13 A, 1476-249
		145	312 – 13 A, 1476-250
78	1396 – 199	146	312 – 13 A, 1476-251
		147	1247 – 26
79	1396 – 199	179	1271 – 104
		180	479 – 12 A
80	1396 – 199	181	1271 – 107, 1673-591
		182	1237 – 821
118	1247 – 22	183	1244 – 511 1785-865
		184	1271 – 105
122	1246 – 109, 1452-872	185	1271 – 108, 1934-753
		186	1271 – 106

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PLAN 47(3) CI

Lot No.	Certificates of Title	Lot No.	Certificates of Title
81	1082 – 121, 1438-495 (PT), 1534-776 (PT), 1792-496(PT)	110	1165 – 390
82	1082 – 121, 1438-495(PT), 1534-777(PT), 1792-497(PT)	111	1165 – 390
83	1082 – 121, 1436-1 (PT)	112	1348 – 79
87	1082 – 120	113	1225 – 450
88	1249 – 876	114	1232 – 889
89	1249 – 877, 1482-798	115	1232 – 888,
90	1166 – 585	195	1181 – 706, 1242-255(PT), 1854-572(PT)
91	563 – 83A	196	1242 – 255, 1854-571 (PT)
92	563 – 82A	197	1242 – 255, 1572-195(PT)
93	15 – 383	198	1181 – 706 1575-288(PT)
94	17 – 37	199	1242 – 256
95	1217 – 511	200	1242 – 255, 1425-693
96	1228 – 546	201	1242 – 255, 1429-78
97	1228 – 546	202	1237 – 532
98	1228 – 546	203	1237 – 531
99	1220 – 409	204	1254 – 360
100	1220 – 409	205	1371 – 335
101	1206 – 945	206	1371 – 336
102	1202 – 662	207	1396 – 154
103	1201 – 472	208	1406 – 226
104	1201 – 473	209	1401 – 419
105	1201 – 474	210	553 – 194A
106	1221 – 502, 1660-262	211	370 – 119A 1794 – 771
107	1202 – 665, 1441-589	212	1224 – 728, 1516-714
108	1233 – 623, 1744-329	213	1281 – 752
		214	1281 – 751
109	1235 – 319	215	18 – 159
		216	15 – 145

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WESTERN AUSTRALIA. 209/1886

Transfer of Land.

I Henry Bellingham of Adelaide Gentleman

being registered as the proprietor of an estate in fee simple in possession in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Forty one pounds

paid to me by Luigi Veroli

of Sydney Merchant

Do HEREBY TRANSFER to the said Luigi Veroli

all my estate and interest in ALL THAT and those parcels of Land situate in the Plantagenet District of Western Australia being the portions of Plantagenet Location 24 numbered 57, 58, 59, 60, 61, 62 and 63, and 7, 20, and 21 in the Plans of South Albany Town and Suburban Lots respectively deposited in the Registry of Titles. Together with a Right of Carriage Way over all the Roads shown in the said Plans

DATED the 11 day of February One thousand eight hundred and eighty six

Signed by the said Henry Bellingham by his Attorney Wesley Maley in the presence of

S. Parker
Solr. Perth.

Henry Bellingham
By his Attorney
Wesley Maley

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209/1886

Dated 11th February 1886

209/86

Mrs. N. Bellingham

to

Mrs. Luigi Verolí

Transfer

of pcho Plantagnr Loc 24.
(4.20.21 + 67 to 63)

Lodged 3.45 p.m. 2.3.86
Registered same time
in Vol XIII. f. 81 and
numbered Transfer 209/86.
E. A. Manley
Registrar of Titles

Parker + Parker

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99

100AC

H31
2

H32
1

H35
62

H36
63

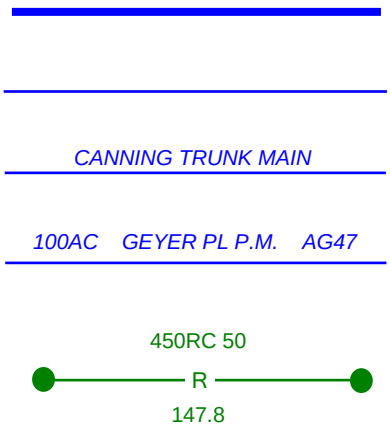
H20
H20
H20

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

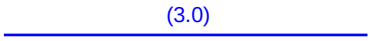
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

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



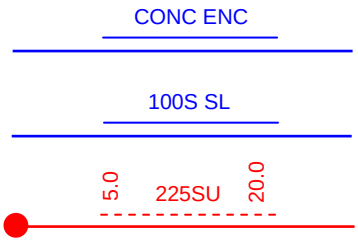
NON-STANDARD ALIGNMENT

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.)



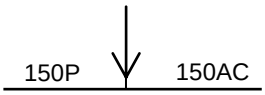
OTHER PIPE SYMBOLS

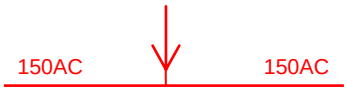
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.





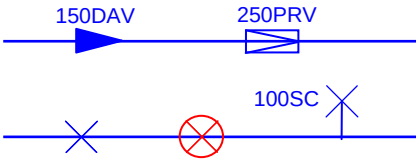
CHANGE INDICATOR ARROW

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



PIPE OVERPASS

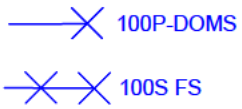
The overpass symbol indicates the shallower of the two pipes.



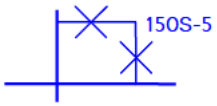
VALVES

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.



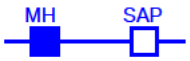
FIRE SERVICES
100 mm polythene domestic (DOMS) service
FS Fire service
FHS Fire hydrant service
Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



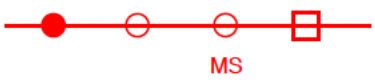
PIPE BYPASS
Bypass will not be on the same alignment as the main pipeline.



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.



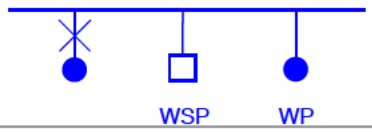
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



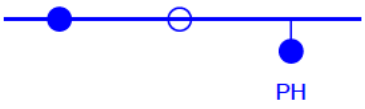
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



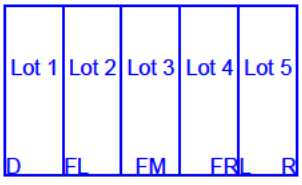
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



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



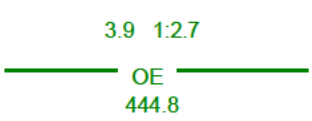
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

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

May be no visible indication at site.

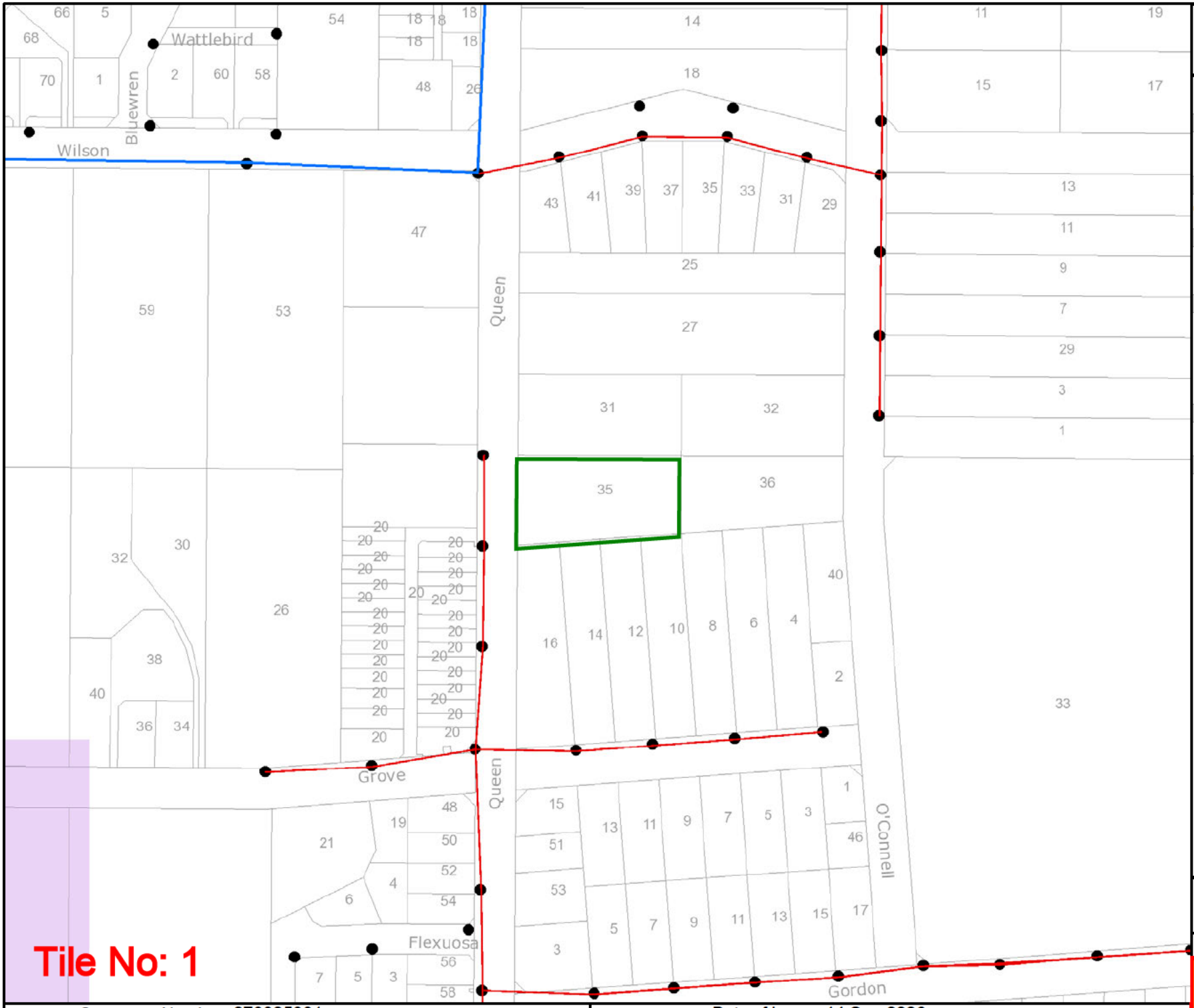


SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



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.



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

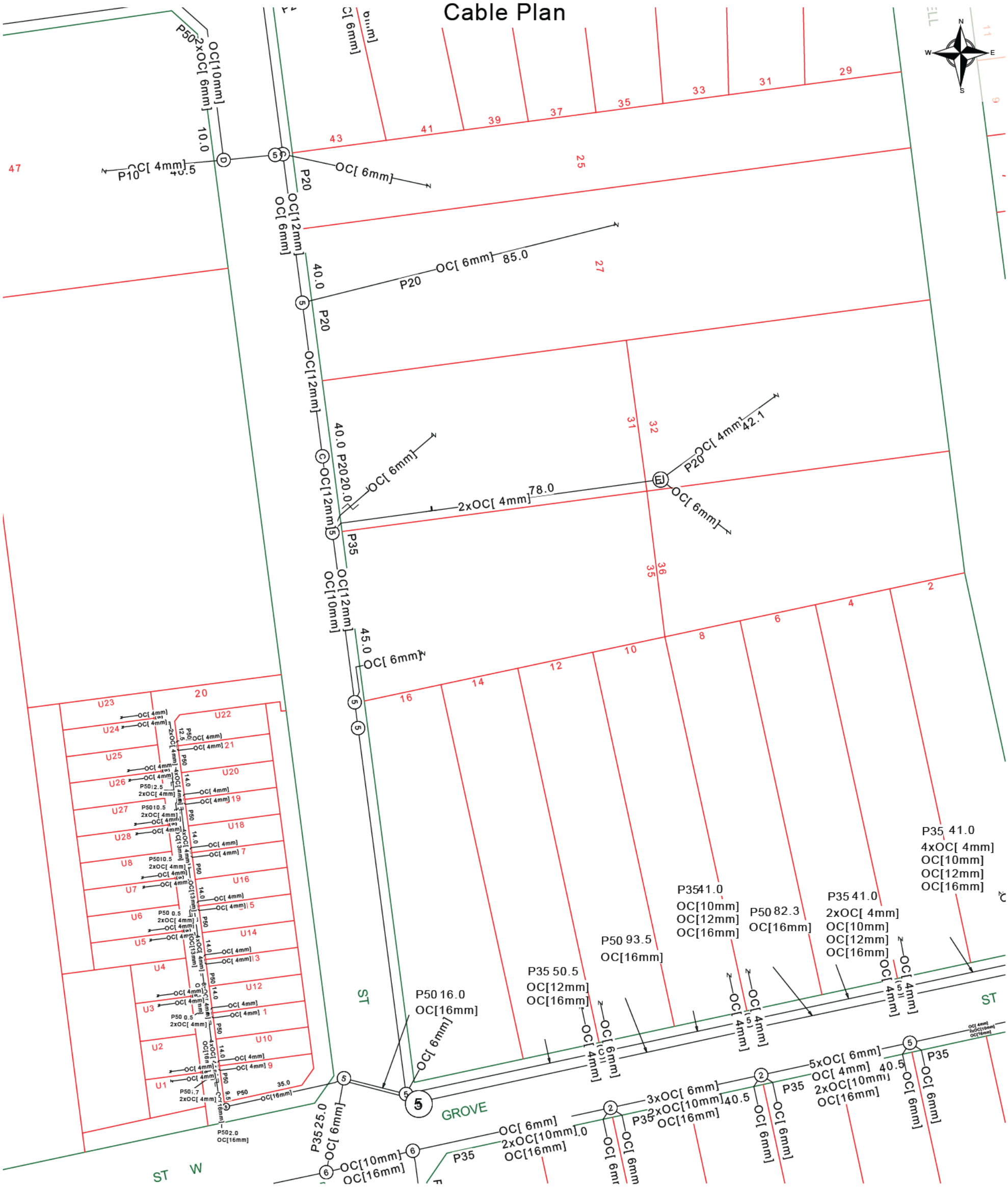
Information valid for 30 days from date of issue

A4 | Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 279325931 | Date of Issue: 14 Sep 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 14/09/2026 11:37:00

Sequence Number: 279325930

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**
- **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**

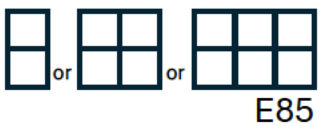
LEGEND

Leadin terminates at a Customer Address	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	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)



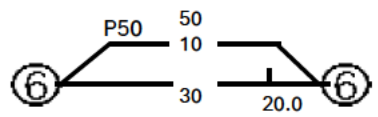
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

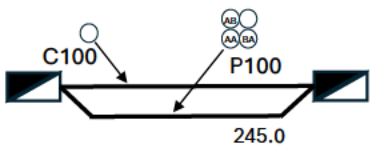
Some examples of conduit type and size:

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

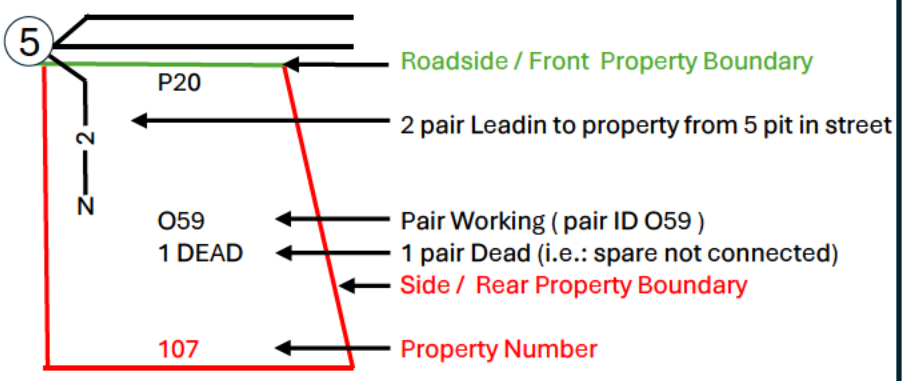
Some Examples of how to read Telstra Plans



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

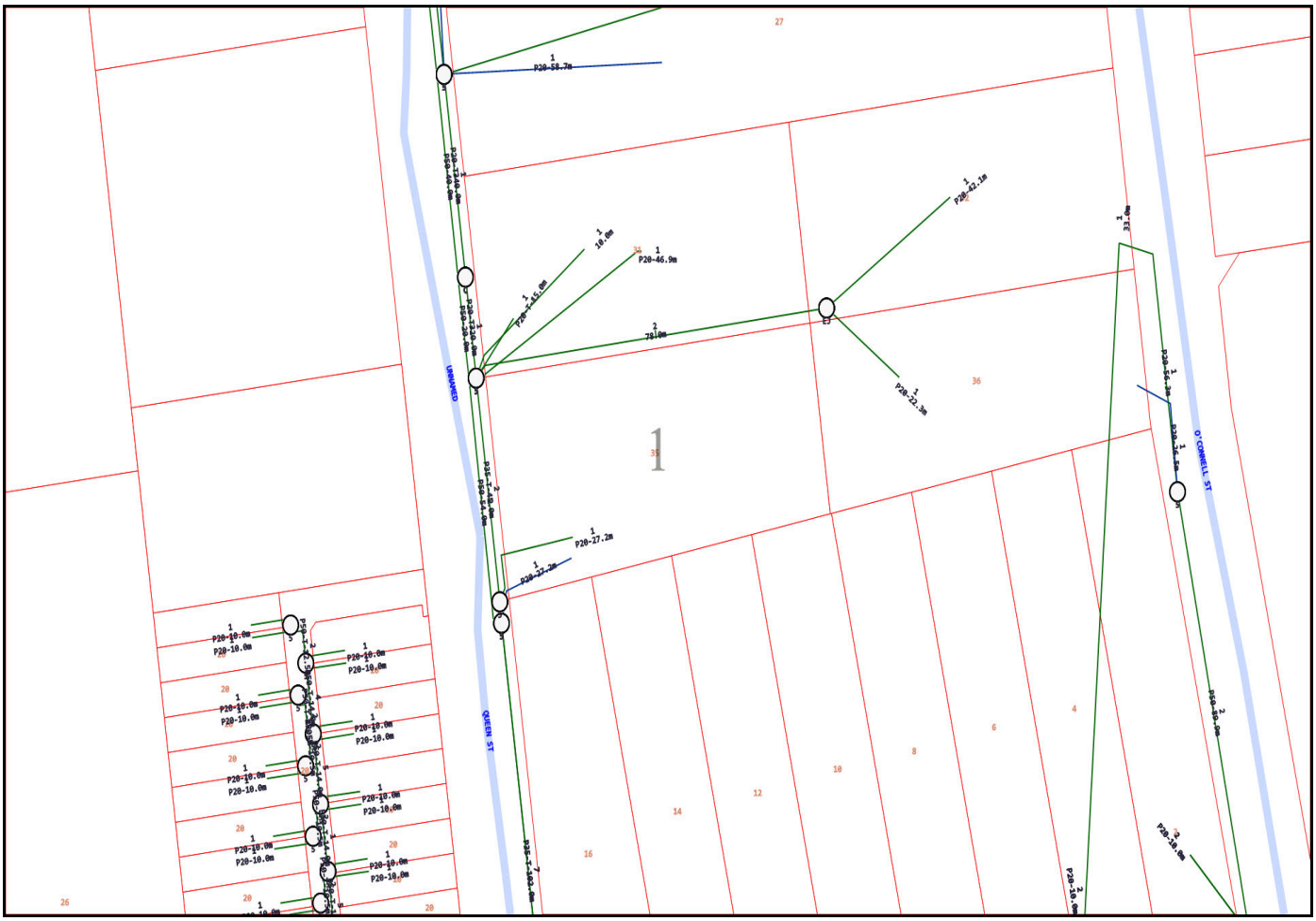
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

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

13/10/2026

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

To whom it may concern,

RE: RENTAL APPRAISAL – 35 QUEEN STREET, LITTLE GROVE 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 $740 - $780 per week for the House and $400 - $450 per week for the Flat 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:

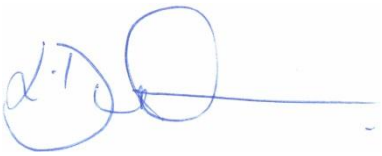
Smoke Alarm guidelines:
https://www.wa.gov.au/system/files/2024-10/smoke_alarms_in_dwellings_for_sale_rent_or_hire.pdf

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.