



For Sale

 3  2  2

Offers Over \$795,000

Live in town No Reno Required!!!

Ditch the Car, Keep the Convenience. Imagine a life where everything is at your doorstep. Centennial Park offers unparalleled convenience. Sell the car when you buy this modern 3 bedroom low maintenance home (or dont, maybe just keep it for the long trips). Stroll to Albany Plaza and Dog Rock Shopping Centres. Well located for a great rental investment or a well located short term holiday rental subject to council approval.

Facts:

Year Built: 2008 Land Size: 379sqm

Strata Fees:NIL City Rates: \$2,478.90 Water Rates:\$1,603.93

Estimated Rental Return:\$700 to \$720pw

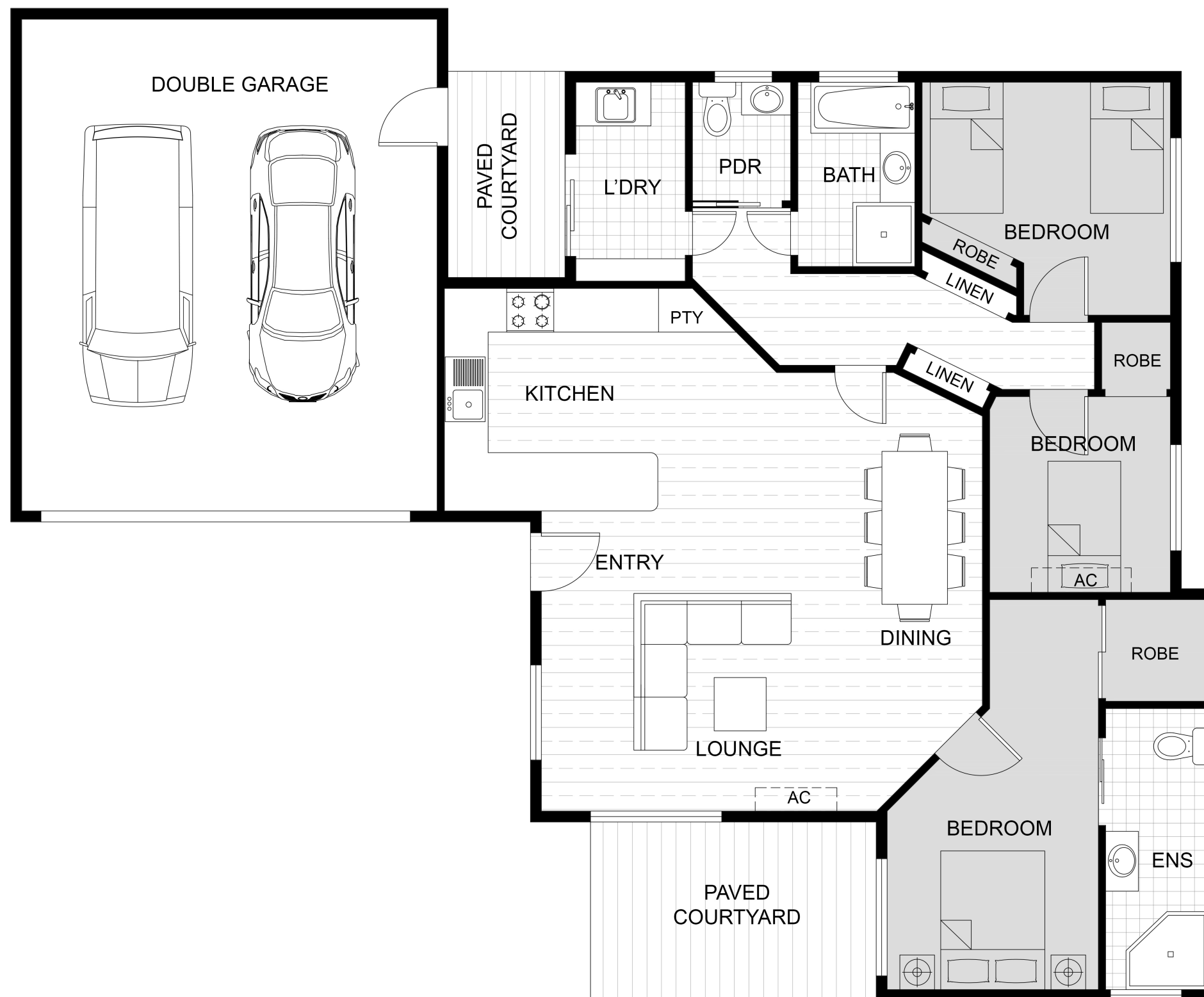
***Rates are subject to change.

Location

5A Hymus St, Centennial Park WA 6330
Australia



Honi Benson
0409 935 947
honib@honibrealty.com.au



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

5A Hymus Street Centennial 6330

property information for use by agents



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THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
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SELLER'S NAME:

Address: **5 Hymus Street Centennial Park** ("the Seller")
Post Code: **6330**
Tel: Fax:
Mobile: Email:

SELLER:

☒ is the Owner
☐ has given Power of Attorney
to
☐ is a Mortgagee in Possession
☐ is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD

5 Hymus Street Centennial Park 6330
Whole Lot **2** on ~~Deposited/ Diagram/ Survey~~/Strata/Plan No. **4925**
Part Volume: **2671** Folio: **780** ("the Property")

LISTING PRICE

\$ **Offers Over \$820,000** Auction ☐
\$ to \$

Listing Rep: **Honi Benson**

Agency Expires: **04** / **10** / **2025**

LISTING PRICE AMENDMENTS

\$ **Offers over \$795,000** \$ \$
Date **08/09/2025** Date Date

TENANCY DETAILS

Rent / week \$ **N/A**
Fixed Term Expiry / / Periodic ☐
Rent can be reviewed: / /
Managing Agent
Tenant Phone

STRATA

Strata Scheme Name
Name and Address of Secretary of Strata Company
or Strata Company Manager **N/A**
Strata Administration Levy \$ **0** Frequency
Special Reserve Levy \$ **0** Frequency
Additional By Laws ☐ Management Statement ☐ Special Rights
Issues **N/A 2 lot development**

Encumbrances/ Property Interests:

Right of Way ☐ Drainage Right ☐ Easement ☐ Caveat ☐ Memorial ☐ Restrictive Covenant ☐ Heritage ☐ Contaminants ☐

HOUSE ☒	DUPLEX ☐	UNIT ☐	VILLA ☐	APARTMENT ☐	TOWNHOUSE ☐	VACANT LAND ☐	RURAL ☐
Year Built 2008	Walls D/B	Roof Colorbond	Rates 2,478.90	Water 1,603.93	Zoning Residential		
No. Bedrooms 3	Alfresco Kitchen ☐	Insulation ☒	Solar HWS ☐	Separate Title not issued (3) ☐ Land Frontage (not Strata) Land Area (not Strata) 379sqm			
No. Bathrooms 2	Kitchen/Dining ☒	Air Cond ☒	Elec HWS ☐				
No. WCs 2	Family ☒	Swim Pool-Above ☐	Gas Passes ☐				
Storeys 1	Games Room ☐	Swim Pool-Below ☐	Gas Connected ☒				
Lounge ☐	Study ☐	Bore ☐	Sewer Passes ☐				
Lounge/Dining ☐	Sleepout ☐	Retic ☐	Sewer Connected ☒				
Theatre ☐	Patio/Pergola ☐	Garage No. of cars 2 ☒	Septic ☐				
Dining ☐	Verandah ☐	Carport No. of cars ☐	Scheme Drinking Water ☒				
	Entrance Hall ☐	Gas Bottles ☐	Smoke Alarms ☒				
	Laundry ☒	Gas HWS ☒	RCDs ☒				
Items not to be sold: N/A							
Items included in sale: N/A							
Items not in working order: Nil							
Illegal Structures: Nil							
Other features:							

NOTES

This information is correct at the date of signing. The Agent is authorised to pass this information on to prospective buyers. The Buyer may rely upon this information in any action against the Seller if the information is incorrect or misleading

Seller's Signature

Seller's Signature

**SIGN
HERE**

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2671

780

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

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 2 ON STRATA PLAN 49425

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[REDACTED]

(AF K377003) REGISTERED 15/10/2007

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. K587560 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 6/5/2008.

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.

-----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: SP49425
PREVIOUS TITLE: 621-166
PROPERTY STREET ADDRESS: 5A HYMUS ST, CENTENNIAL PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

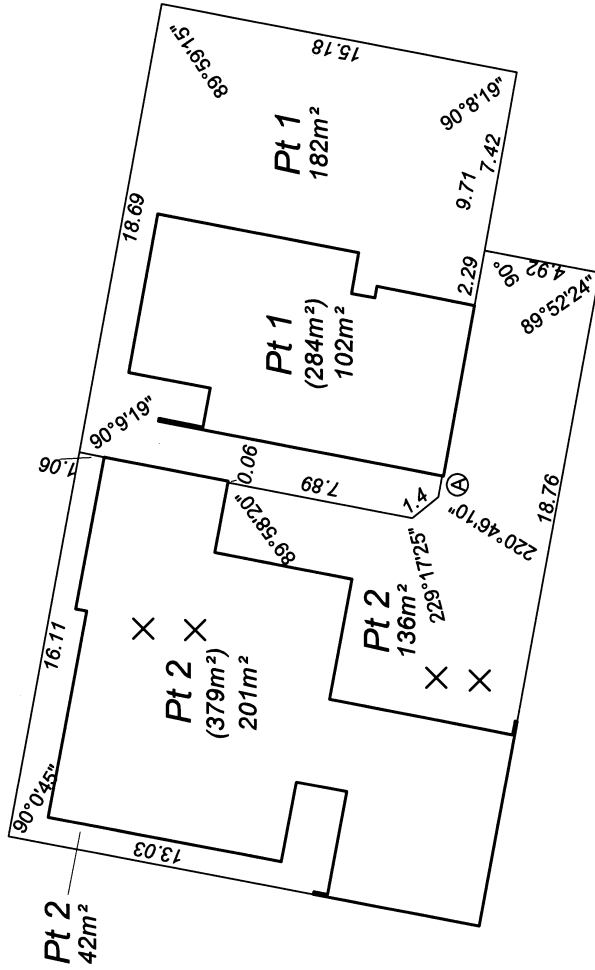
STRATA PLAN 49425

SHEET 2 OF 2 SHEETS
A.W. CALDWELL

LICENSED SURVEYOR DATE

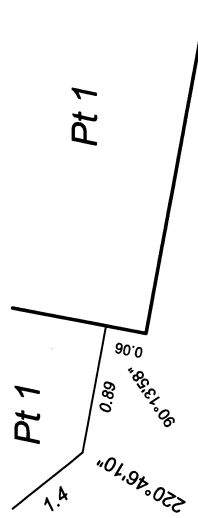


harley
survey group
Pymont House, 116 Serpentine Road, Albany



NOTES:-

1. ALL LINEAR CONNECTIONS ARE TO THE EXTERNAL SURFACE OF THE WALL.
2. THE STRATA OF THE LOTS EXTENDS BETWEEN 10 METRES ABOVE AND 5 METRES BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT INCLUDING WHERE COVERED.
3. THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THOSE BUILDINGS AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.



Pt 2 ENLARGEMENT AT 'A'
NOT TO SCALE

GROUND FLOOR PLAN



HSG Ref
14011 U1-02A
AC 09/07/07

FORM 3

STRATA PLAN No. 49425							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	410	2671	- 779				
2	590	2671	- 780				
</							

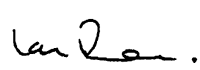
DESCRIPTION OF PARCEL AND BUILDING

Parcel: Lot 40 on Plan 195
Buildings: Brick walls with Tiled roof

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **IAN JOHN RAE**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

25-Jul-2007
Date


 Ian Rae
 2007.07.31 11:41:07
 +08'00'
 Signed

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 49425

DESCRIPTION OF PARCEL & BUILDING

Parcel: Lot 40 on Plan 195 - Hymus Street Centennial Park

Building: Brick walls with tiled roof

RESIDENTIAL STRATA SCHEME CERTIFICATE OF LICENSED SURVEYOR

I, Aarron W. Caldwell, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- *(b) each building shown on the plan is within the external surface boundaries of the parcel; or
- *~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel—~~
- ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
- ~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~
- ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- ~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by law(s) no(s) _____~~
- ~~on Strata Plan No. _____ registered in respect of (name of scheme) or sufficiently complies with that/those by law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

Awardwell

2007.08.22 15:15:35
+08'00'

Licensed Surveyor

Date _____

*Delete if inapplicable

FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 49425

DESCRIPTION OF PARCEL & BUILDING

Parcel: Lot 40 on Plan 195 - Hymus Street, Centennial Park

Building: Brick walls with tiled roof

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF ALBANY, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan") :-

- (1) *(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

~~*(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ 

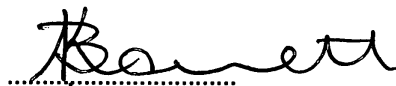
- (2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

- (3) ~~where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~ 


- (4) ~~*(a) any conditions imposed by the Western Australian Planning Commission have been complied with; or~~ 

~~*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~

5 SEPTEMBER 2007
Date


.....
Chief Executive Officer

(MANAGER BUILDING & HEALTH SERVICES)
DELEGATED OFFICER - SECTION 23

*Delete if inapplicable

ANNEXURE 'A' OF STRATA PLAN No. 49425 , REGISTRAR OF TITLES

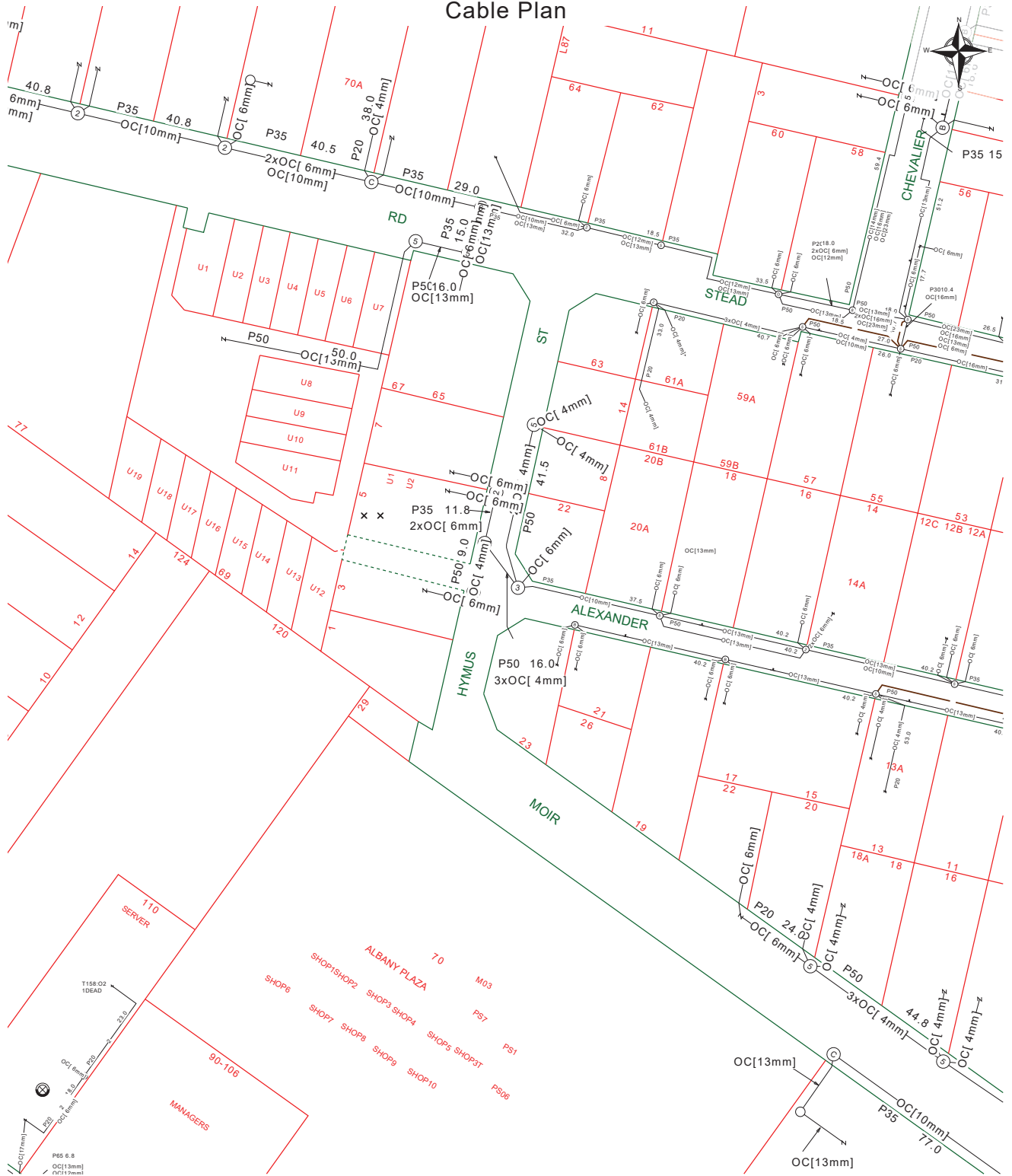
[illegible]

Note: Entries may be affected by subsequent endorsements.

ANNEXURE 'B' OF STRATA PLAN No. 49425 , REGISTRAR OF TITLES

Note: Entries may be affected by subsequent endorsements.

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 04/07/2025 15:27:24

Sequence Number: 257502517

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.



Page No: 1



Scale: 1:750
Job No.: 50584765
Sequence No.: 257502514
Print Date: 04 Jul 2025



WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED
Apply for approval to work near our assets at:
WorkingNearAssets.watercorporation.com.au
Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



Page No: 1



Scale: 1:750
Job No.: 50584765
Sequence No.: 257502514
Print Date: 04 Jul 2025



Sewer

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.

UNDERGROUND LEGEND

Structures

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

Distribution Cables

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

Cable Pole Terminations

-  HV Termination
-  LV Termination

Proposed Construction Assets

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

State Underground Power Project

-  CURRENT Work Area *
-  COMPLETED Area *

Feature

-  Area of Interest

*** Please refer to coversheet**

**Privately owned cables NOT SHOWN
(including house services)**

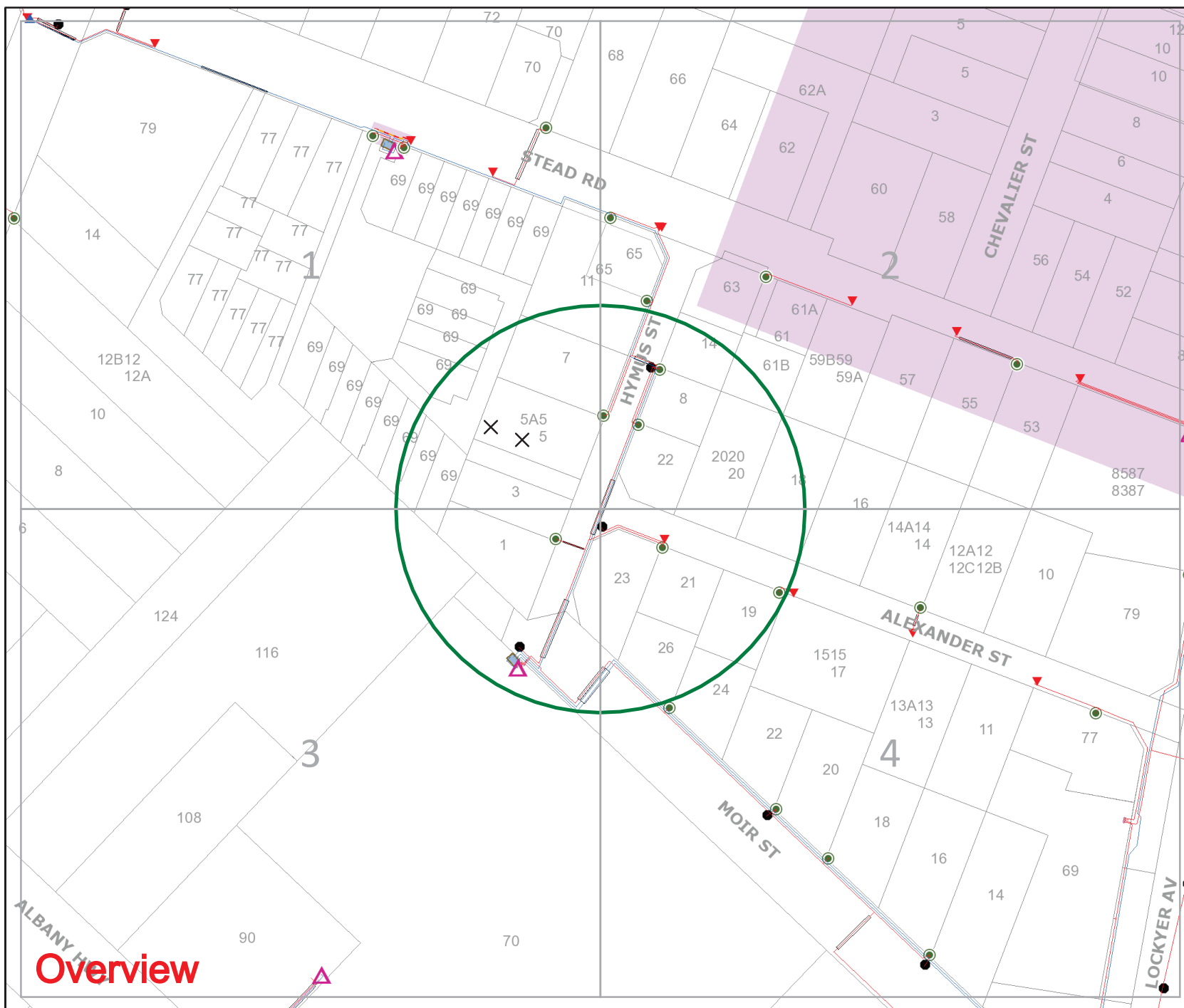
**This map is INDICATIVE ONLY.
Hand exposure via pothole
method is MANDATORY.**

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

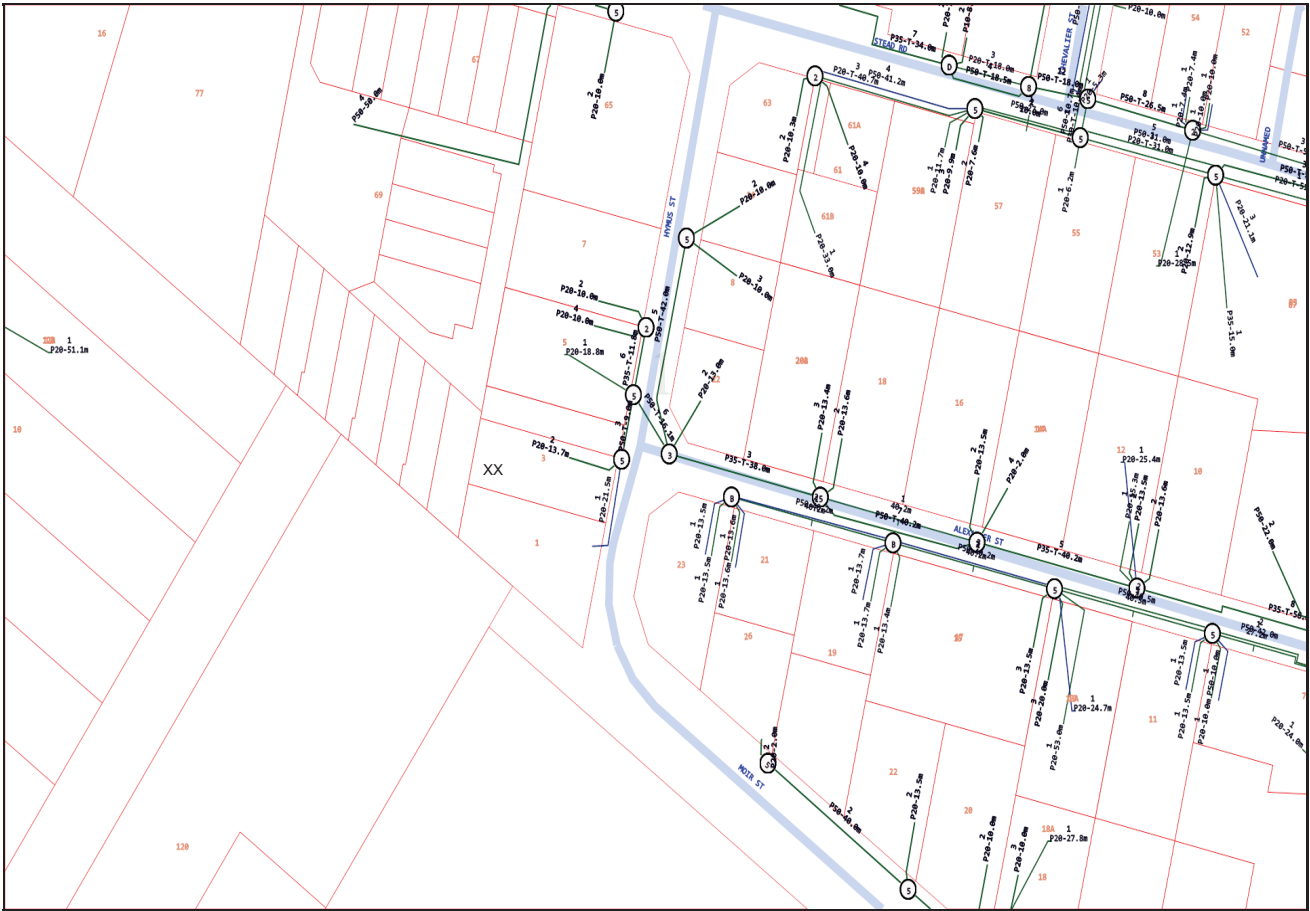
**Information valid for 30 days
from date of issue**

A4 Scale : 1:1537

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

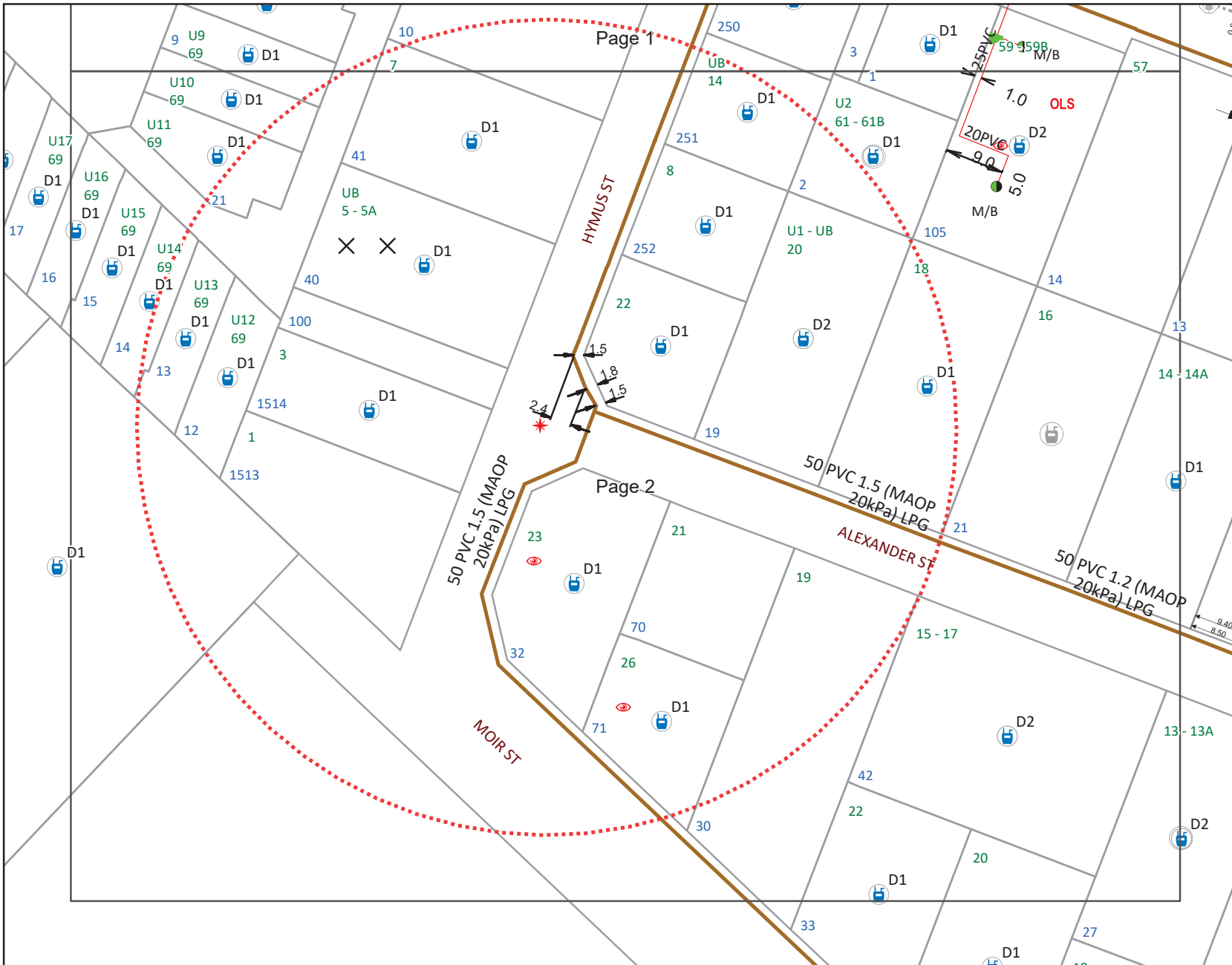


Overview



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.



WARNING

Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.