

Realmark[®]



Buyers Guide

14/24 Lawley Street, North Beach

Ian Masterson



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northcoastal.realmark.com.au



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14/24 Lawley Street, North Beach

Offers | in the \$700,000 - \$800,000 range

Property & Suburb Information

 1

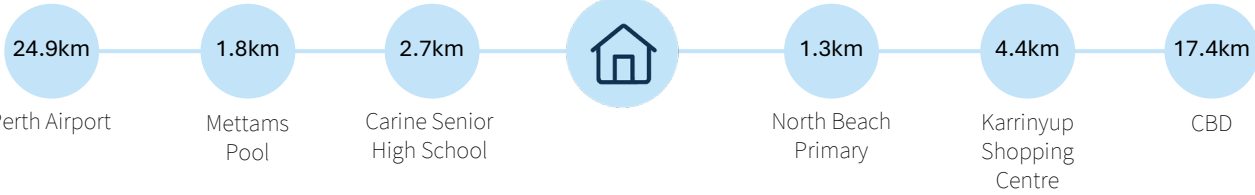
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 1

Year Built:	201
Title:	Strata Plan
Council:	City of Stirling
Local School Intake Areas:	North Beach Primary School Carine Senior High School
We recommend contacting schools directly regarding zoning and admissions.	

Attached:	Set Date Sale Buyers Guide
	Rental Assessment
	Strata Information background available separately

14/24 Lawley Street
North Beach



Council Rates: \$1,725 /yr **Water Rates:** \$1,090 /yr
Strata Admin: \$1,122 /qtr

Realmark Set Date Sale Buyer Guide

Set Date Sale provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the seller's formal consideration.

How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time.

Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable within 2 business days of acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No you can make the offer at your price offering and on the terms and conditions you want.

Can I negotiate on any offer?

Yes just as per normal practice you can on the Set Date, deal with one offer and make a seller's counter offer to the buyer.

Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions)...

So make your offer now it's that simple!

Will my offer actually be considered by the seller?

Yes the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

For more information or if you require assistance refer to your Realmark representative.

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.

27th January 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 14/24 Lawley St North Beach WA

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate the property would achieve a rental range of approximately **\$600 - \$650** per week.

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



Lot information (choose all that apply)

Att.

☒ This lot is on a registered scheme plan

☐ This lot has not yet been created

☐ This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

14/24 Lawley Street North Beach.

Lot 14 on scheme plan no. 64754.

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * ☒ no ☐ yes

If yes, describe the restriction n/a.

* A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property ☒ no ☐ yes

If yes, please give details

n/a.

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

☒ Contributions that have been determined within the previous 12 months

☐ If not determined, estimated contributions for 12 months after proposed settlement date

	Actual (\$)	OR	Estimated (\$)
			12 months after the proposed settlement date
Administrative fund:	<u>\$808.00</u>		<u>per gr.</u>
Reserve fund:	<u>\$314.90</u>		<u>per gr.</u>

Other levy
(attach details)

☒ Actual ☐ Estimated total contribution \$ _____
for the lot

Payable ☐ annually ☐ bi-annually ☒ quarterly ☐ other: _____

Due dates ~~1/11/26~~ on _____

\$1,122.90 on 1/11/26

\$1,122.90 on 1/14/26

\$1,122.90 on 1/17/26

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is \$ nil

If the seller has a debt owed to a utility company, the total amount owing is \$ nil.

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached.

n/a.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2949

903

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 14 ON STRATA PLAN 64754

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

REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

STEVEN HALL

AMANDA JANE HALL

BOTH OF UNIT 14 24 LAWLEY STREET NORTH BEACH WA 6020

AS JOINT TENANTS

(T P538639) REGISTERED 4/5/2023

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.

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:	SP64754
PREVIOUS TITLE:	2941-309
PROPERTY STREET ADDRESS:	UNIT 14 24 LAWLEY ST, NORTH BEACH.
LOCAL GOVERNMENT AUTHORITY:	CITY OF STIRLING



[illegible]

STRATA PLAN	VER	AMENDMENTS	AUTHORISED BY	DATE
64754 SHEET 2 OF 6 SHEETS	2	PLAN EXAMINATION REQUIREMENTS	WMORAN	20.6.2018

UNDER SECTION 3(2)(B) OF THE STRATA TITLES ACT 1985 THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING OR SHOWN OTHERWISE.


THE STRATUM OF THE CAR BAY (C) & STOREROOM (S) PART LOTS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THE BASEMENT CEILING.

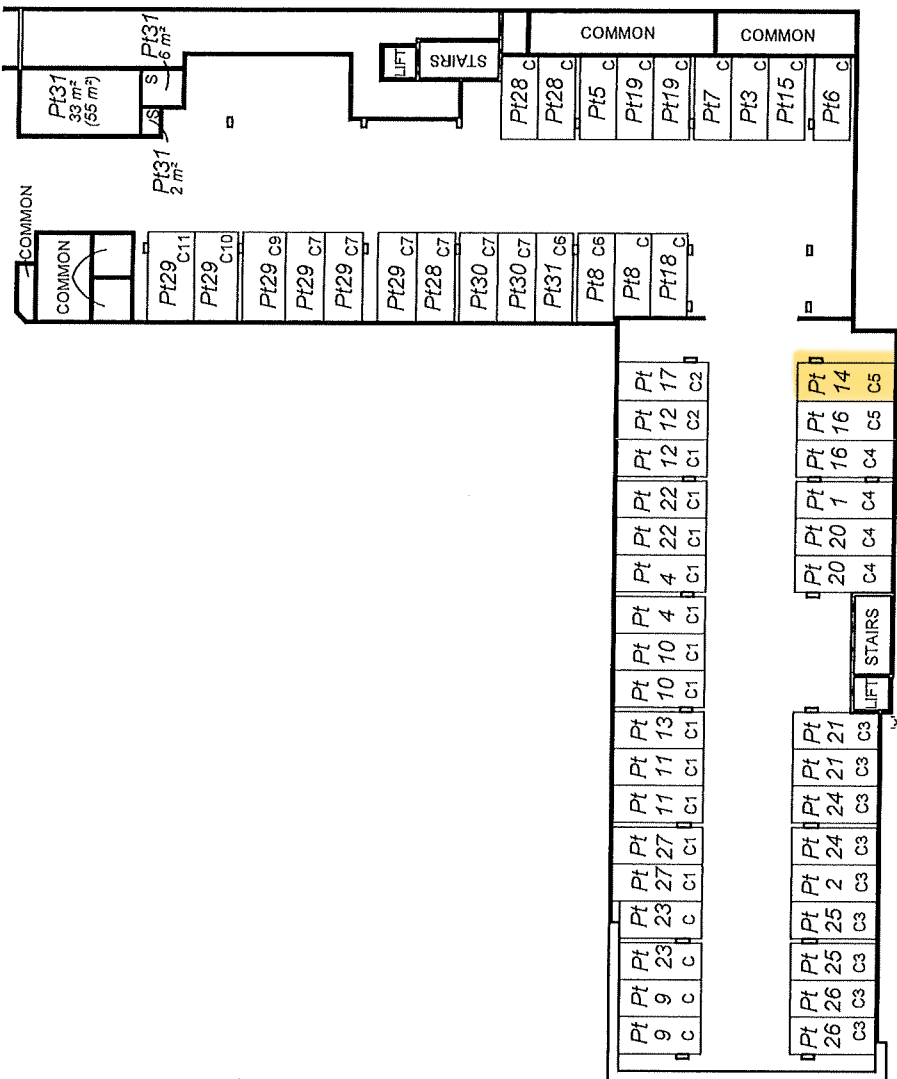
THE BOUNDARIES OF THE PART LOTS WHICH ARE CAR BAYS (C) & STOREROOM (S) ARE THE INNER SURFACES OF THE CAR BAY & STOREROOM WALLS, UNLESS OTHERWISE STATED.

ALL PILLARS, DUCTS & VOIDS ARE COMMON PROPERTY.


CAR BAY(C) DIMENSIONS ARE 2.4m x 5.4m & 13m² AREA
 CAR BAY(C1) DIMENSIONS ARE 2.4m x 5.94m & 14m² AREA
 CAR BAY(C2) DIMENSIONS ARE 2.4m x 5.94m & 15m² AREA
 CAR BAY(C3) DIMENSIONS ARE 2.4m x 5.6m & 13m² AREA
 CAR BAY(C4) DIMENSIONS ARE 2.4m x 6.35m & 15m² AREA
 CAR BAY(C5) DIMENSIONS ARE 2.4m x 6.35m & 16m² AREA
 CAR BAY(C6) DIMENSIONS ARE 2.4m x 5.78m & 14m² AREA
 CAR BAY(C7) DIMENSIONS ARE 2.5m x 5.75m & 16m² AREA
 CAR BAY(C8) DIMENSIONS ARE 2.85m x 5.75m & 16m² AREA
 CAR BAY(C9) DIMENSIONS ARE 2.85m x 5.75m & 16m² AREA
 CAR BAY(C10) DIMENSIONS ARE 2.85m x 5.75m & 16m² AREA
 CAR BAY(C11) DIMENSIONS ARE 3.05m x 5.75m & 18m² AREA

C = CAR BAY
 S = STOREROOM
 ALL ANGLES ARE 90° UNLESS STATED OTHERWISE
 FOR OTHER PART LOTS SEE SHEET 3-6.
 POINT 'X' REPRESENTS COMMON POINT OF OVERLAY.





BASEMENT PLAN
 SCALE 1:300 @ A3
 0 3 6 9 12 15m
 1:300

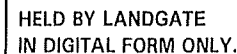

 Digitally signed by
 William Moran
 DN: cn=William Moran,
 o=Landgate, ou=Landgate,
 email=w.moran@landgate.wa.gov.au,
 1.19627.42607
 LICENSED SURVEYOR

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

SHEET 3 OF 6 SHEETS

POINT 'X' REPRESENTS COMMON POINT OF OVERLAY.

LICENSED SURVEYOR



GROUND FLOOR PLAN
SCALE 1:300 @ A3

STRATA PLAN		VER	AMENDMENTS	AUTHORISED BY	DATE
64754		2	PLAN EXAMINATION REQUIREMENTS	W.MORAN	20.6.2018
SHEET 4 OF 6 SHEETS					

UNDER SECTION 3(2)(B) OF THE STRATA TITLES ACT 1985 THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING OR SHOWN OTHERWISE.

THE BOUNDARIES OF THE BALCONY (B) PART LOTS EXTEND FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER FACE OF THE BALCONY WALLS, UNLESS OTHERWISE STATED.

THE STRATUM OF THE BALCONY (B) PART LOTS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

THE STRATUM OF THE STOREROOM (S) PART LOTS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THE BASEMENT CEILING.

THE BOUNDARIES OF THE PART LOTS WHICH ARE STOREROOM (S) ARE THE INNER SURFACES OF THE STOREROOM WALLS, UNLESS OTHERWISE STATED.

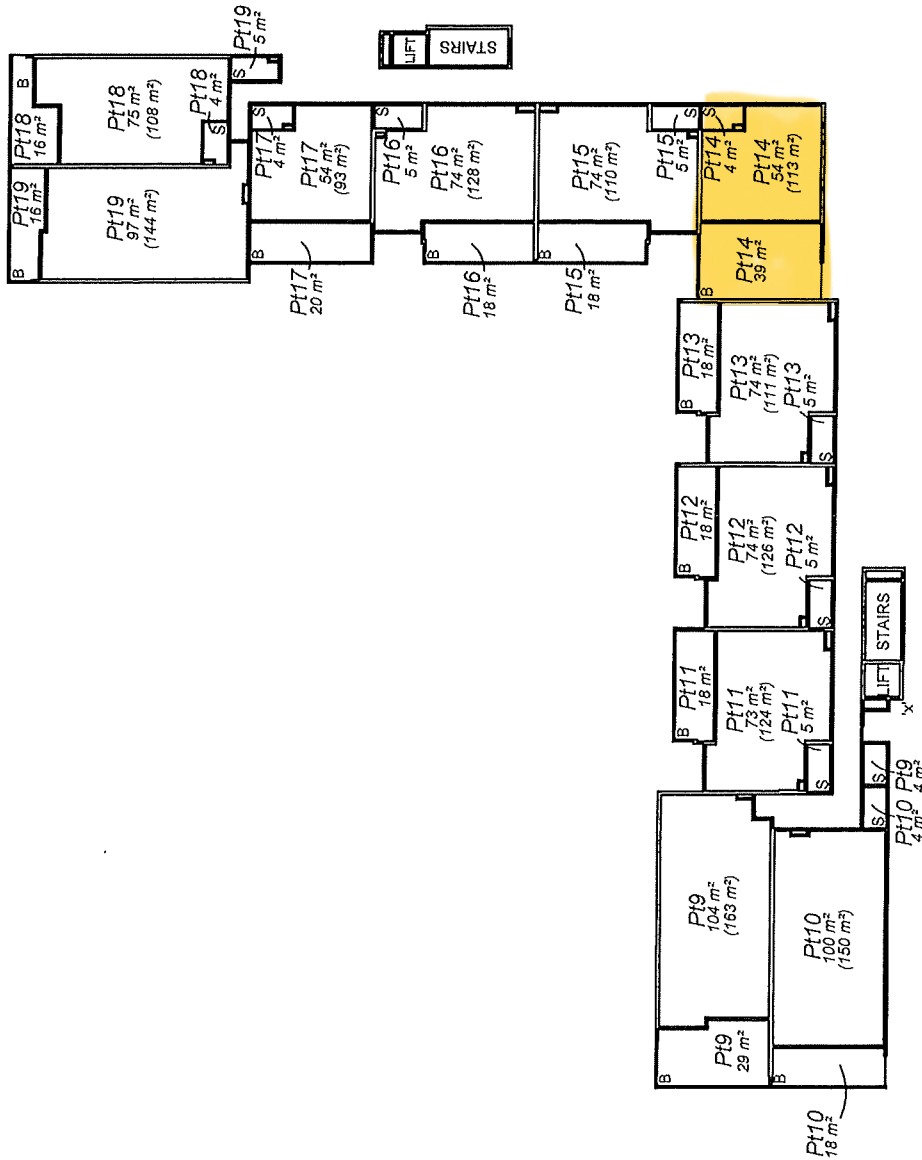
ALL PILLARS, DUCTS & VOIDS ARE COMMON PROPERTY.

ALL ANGLES ARE 90° UNLESS STATED OTHERWISE.

S = STOREROOM
B = BALCONY

FOR OTHER PART LOTS SEE SHEET 2 - 3 & 5 - 6.

POINT 'X' REPRESENTS COMMON POINT OF OVERLAY.



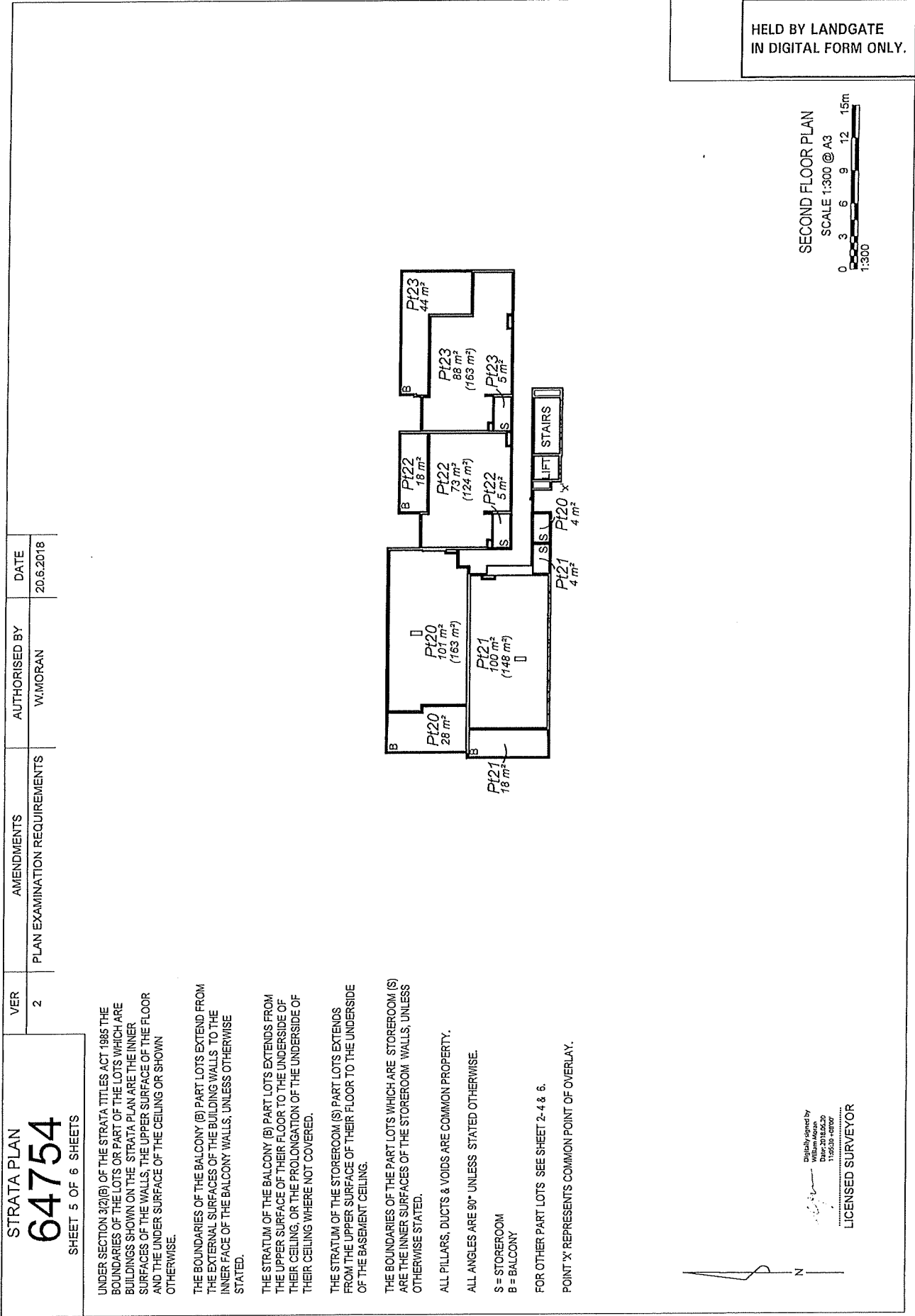
FIRST FLOOR PLAN

SCALE 1:300 @ A3



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IN DIGITAL FORM ONLY.

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William Moran
Date: 2018.05.20
11:50:46 +0800
LICENSED SURVEYOR



STRATA PLAN		VER	AMENDMENTS	AUTHORISED BY	DATE
64754		2	PLAN EXAMINATION REQUIREMENTS	W.MORAN	20.6.2018
SHEET 6 OF 6 SHEETS					

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985 THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING OR SHOWN OTHERWISE.

THE BOUNDARIES OF THE BALCONY (B) PART LOTS EXTEND FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER FACE OF THE BALCONY WALLS, UNLESS OTHERWISE STATED.

THE STRATUM OF THE BALCONY (B) PART LOTS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

THE STRATUM OF THE STOREROOM (S) PART LOTS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THE BASEMENT CEILING.

THE BOUNDARIES OF THE PART LOTS WHICH ARE STOREROOM (S) ARE THE INNER SURFACES OF THE STOREROOM WALLS, UNLESS OTHERWISE STATED.

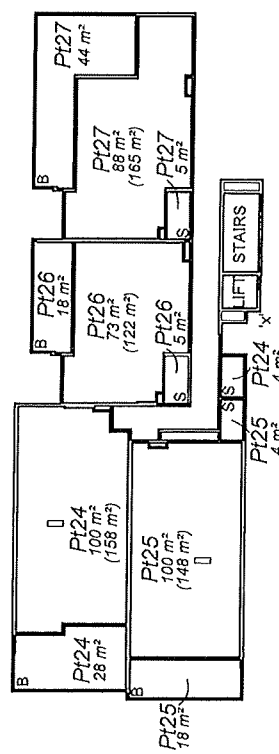
ALL PILLARS, DUCTS & VOIDS ARE COMMON PROPERTY.

ALL ANGLES ARE 90° UNLESS STATED OTHERWISE.

S = STOREROOM
B = BALCONY

FOR OTHER PART LOTS SEE SHEET 2-5.

POINT 'X' REPRESENTS COMMON POINT OF OVERLAY.



Digitally signed by
William Moran
DN: cn=William Moran,
o=Landgate, ou=Landgate,
c=WA, email=w.moran@landgate.wa.gov.au

LICENSED SURVEYOR

THIRD FLOOR PLAN
SCALE 1:300 @ A3
0 3 6 9 12 15m
1:300

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IN DIGITAL FORM ONLY.

Local Government Ref.

FORM 26

WAPC Ref.

STRATA PLAN NO 64754

Strata Titles Act 1985

Sections 25(1), 25(4)

**CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING
COMMISSION TO STRATA PLAN**

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to —


*(i) the *Strata Plan/plan of re-subdivision/plan of consolidation submitted on
21-Feb-18 and relating to the property
described below;

*(ii) the sketch submitted on of the
proposed *subdivision of the property described below into lots on a Strata
Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below,
subject to the following conditions —

Property Description: Lot (or Strata Plan) No.
Lot # 800
Location
99 Flora Terrace
Locality
North Beach
Local Government
City of Stirling

Lodged by: Total Project Consultants
Date: 21-Feb-18

City of Stirling
Delegated Officer
Section 25
Strata Titles Act 1985


For Chairman, Western Australian
Planning Commission

22 May 2018
Date

(*To be deleted as appropriate.)

Delegated Under Section 16(3)(e)
Planning & Development Act 2005

FORM 3

STRATA PLAN No.				64754			
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	224			28	273		
2	296			29	308		
3	226			30	262		
4	307			31	132		
5	296						
6	226						
7	307						
8	397						
9	410						
10	408						
11	311						
12	311						
13	300						
14	229						
15	300						
16	311						
17	229						
18	315						
19	406						
20	419						
21	417						
22	319						
23	412						
24	448						
25	446						
26	329						
27	426						

Continued Overleaf

[illegible]

DESCRIPTION OF PARCEL AND BUILDING

TWENTY SEVEN APARTMENT DWELLINGS AND FOUR COMMERCIAL SUITES
UPON LOT 800 ON DEPOSITED PLAN 408746
ADDRESS OF PARCEL: 99 FLORA TERRACE, NORTH BEACH WA 6012

**CERTIFICATE OF LICENSED VALUER
STRATA**

Bradley J Dawson
I,, 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.

31-May-2018
Date

Ben

Digitally signed by
Brad Dawson
Date: 2018.06.01
12:36:08 +08'00'
Signed