

AUCTION



424K 6/03



1 Hearthside Court

Ringwood

## HOME IS WHERE THE 'HEARTH' IS

Saturday 31st May @ 11.00am

"Hearth" is one of the most distinguished early post-war timber homes on the lower slopes of Loughnan Hill, now extensively refurbished and set on a delightful garden of 1301 square metres. A home of quiet dignity, it offers a gracious lounge-dining room with OFP and hearth, generous kitchen-living room, three bedrooms plus majestic garage/workshop and separate studio-office. Court position with excellent treed and mountain vistas.

# 9870 6211

AH: Richard Carter 0418325634

128 Maroondah Highway Ringwood 3134 [www.carter.com.au](http://www.carter.com.au)

(1)

Crown Grant V 2907.849 (£40.9375)

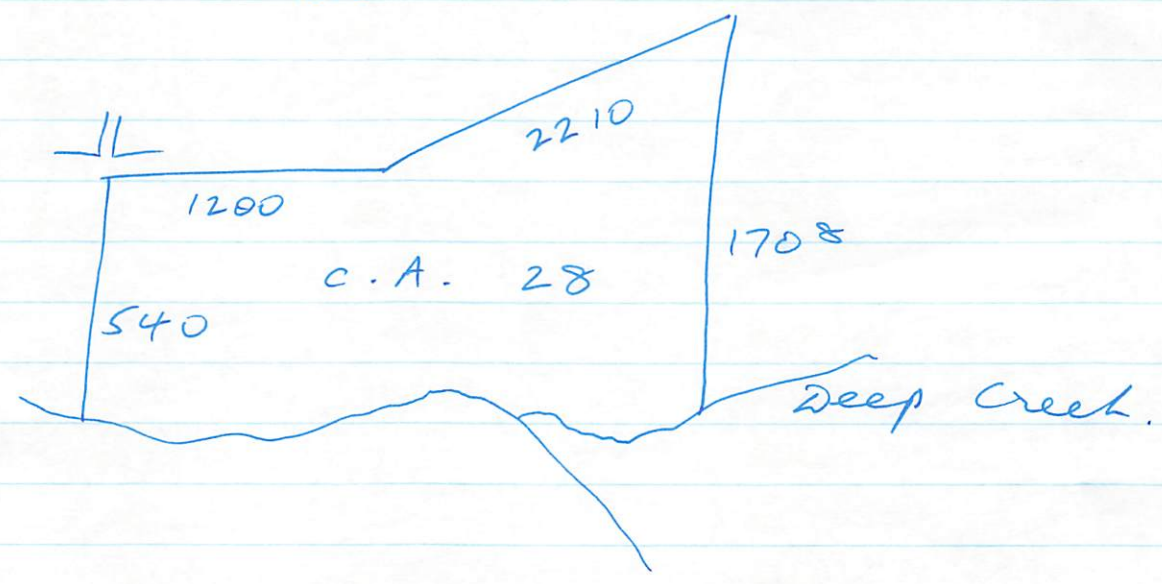
£ 40 - 18 - 9

Anthony Ford of Ringwood

40 - 3 - 30 p

40.9375 acres.

20.7.1868



Then

Anthony Loughnan of Spencer Street Melbourne, Clerk, as Exor of Est of Anthony Ford (who died 11-3-1895) Probate 1-4-1895 title transfer 1-12-1908).

Then

C/E to SEC 4/11/1925

Then

Anthony Loughnan died. 25/7/1934 Probate to Anthony Joseph Loughnan v John Anthony O'Keefe title trf. 29/9/34

Then

Transfer to Ethel Porter 22/1/1943. CTV 6599 7.603.

② Ethel Porter of Ringwood  
Married Woman

CTV. 6599 7. 603

22.1-1943.

Easement to SEC.

40-3-30

but now

39-2-22.

Transfers to

- G. A. Cook, 7138/595
- G. A. Cook 7138/595 ?
- G. A. & M. Cook 7138/597.
- S C F Sargeant 7138/598
- J G Parker &
- L. H. Williams 7138/599
- (29.6.1948)
- S. I. Luckie 7138/600.

③ Jessie Lwendoline Parker &  
Lorna Heyward Williams  
both of 24 Charnwood Cres.  
St Kilda.

Joint proprietors 29.6.1948

2-0-0 on thereabouts.  
see 6 LP 18004  
PCA 28 P/W C/E.

CTV. 7138 7. 599.

Mortgages &

Bernard Gore Brett  
John Ralph Burt  
... Allen Stewart  
B. + R. Securities Pty Ltd.

Lease &

Caltex Oil (Australia) Pty Ltd.  
30.6.1965

Cancelled

see LP 115775.

(4)

J G Parker & L. H. Williams  
both of "Hearth"  
Hearthside Court North Ringwood  
Spinsters

lot 2 WP 115775.  
6980 m<sup>2</sup>

(Call for lot 1  
- by deduction. 1114 m<sup>2</sup>).

L H Williams  
Surviving Proprietor 18/4/1989.

Queen's Caveat  
lodged 5/7/1989  
withdrawn 20/7/1995.

L. H. Williams died 1/4/95  
Executors M. N. Cerche +  
M. B. Robinson.

Transfer to  
Greg. Andrew Edwards  
17.10.95.

Cancelled  
PS 400061A.

⑤

C. T. Udy 7  
A. Kinder

31/7/1998

lot 2 PS 400061A

=

Registered in the Register Book  
 Vol. 21/10 - Folio 179 G  
 William J. Deane Assistant Registrar of Titles

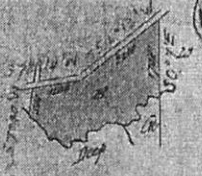
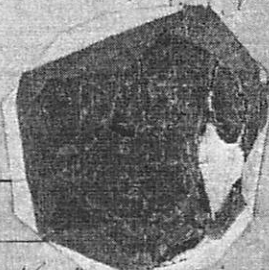
**VOID CANCELLED**

of the United Kingdom of Great Britain and Ireland Queen Defender of the Faith and so forth To All to whom these presents shall come GRANTING WHEREAS in conformity with the laws concerning the disposal of Crown Lands in our Colony of Victoria the person hereinafter named has become the purchaser and entitled to a grant in fee simple of the land hereinafter described for and in consideration of the sum of forty pounds eighteen shillings and nine pence which sum has been duly paid to us **Now know ye** that in consideration of the said sum so paid WE DO HEREBY GRANT unto Anthony Ford of Stungword

his heirs and assigns ALL THAT PIECE OF LAND in the said Colony containing forty acres three roods and thirty perches or thereabouts described in the schedule hereto and shown with the measurements and abutals thereof in the map drawn in the margin of these presents and therein colored yellow To hold unto the said Anthony Ford his heirs and assigns for ever.

In testimony whereof we have caused this our Grant to be sealed with the Seal of our said Colony **Witness** our trusty and well-beloved Sir JOHN HERVEY THOMAS MAXWELL SYMON, Knight Commander of the Most Honorable Order of the Bath, Governor and Commander-in-Chief of the said Colony of Victoria, at Melbourne this twentieth day of July in the thirty second year of Our Reign and in the year of our Lord One thousand eight hundred and sixty-eight.

*J. H. Thomas Symon*



T00290-849-1-1

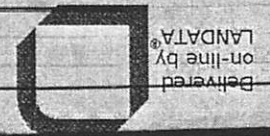
SCHEDULE.

Situation of Land.	Number on Survey Map.	Superficial Extent or thereabouts.			Boundaries.
		Acres.	Roods.	Perches.	
County of Collyer	Section				Commencing at a point on Deep Creek and bounded on the east by a line bearing west-south-west by three minutes north seventeen chains eight links on the north-west by a road bearing south fifty five degrees thirteen minutes west twenty two chains ten links and south seventy eight degrees fourteen minutes west twelve chains on the east by a line bearing south seven degrees forty minutes west five chains forty links to the before mentioned creek and on the south by the said creek bearing easterly to the commencing point. The bearings from the true meridian.
	Allotment 140/15/30	140	15	30	
Parish of Mansfield	Subdivision				

ORIGINAL  
 NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE

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**WARNING**



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MEMORIALS OF INSTRUMENTS.

Nature of Instrument	Time of its Production for Registration	Names of the Parties to it	Number or Serial of Instrument
<p>Memorial No. 12805</p> <p>Anthony Loughnan of Spencer Street Melbourne Victoria registered as Proprietor of the within-described land as executor to whom Probate of the Will of Anthony Ford (who died on the 11<sup>th</sup> day of March 1895) was granted 1<sup>st</sup> day of April 1895</p> <p>Dated 11<sup>th</sup> day of December 1908</p>			

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M. H. Allen  
Assistant Registrar of Titles.

SECTION OF EASEMENT TO  
STATE PLANTING AND CONSERVATION OF TREES  
registered on 11<sup>th</sup> November 1925  
and numbered 1239815

Ind Ink No. 3382571

Anthony Loughnan died of 25 July 1934 Probate of his Will has been granted to Anthony Joseph Loughnan of 12 Solo Parade Caulfield Insurance Secretary and John Anthony C. Keefe of 9 Ward Avenue Caulfield Manager

Dated 29<sup>th</sup> September 1934  
Assistant Registrar of Titles.

TRANSFER to  
Ethel Porter registered numbered 1876574 on 22<sup>nd</sup> January 1908

CANCELLED See Vol. 6599 of 1319603  
Assistant Registrar of Titles.

CANCELLED 189343

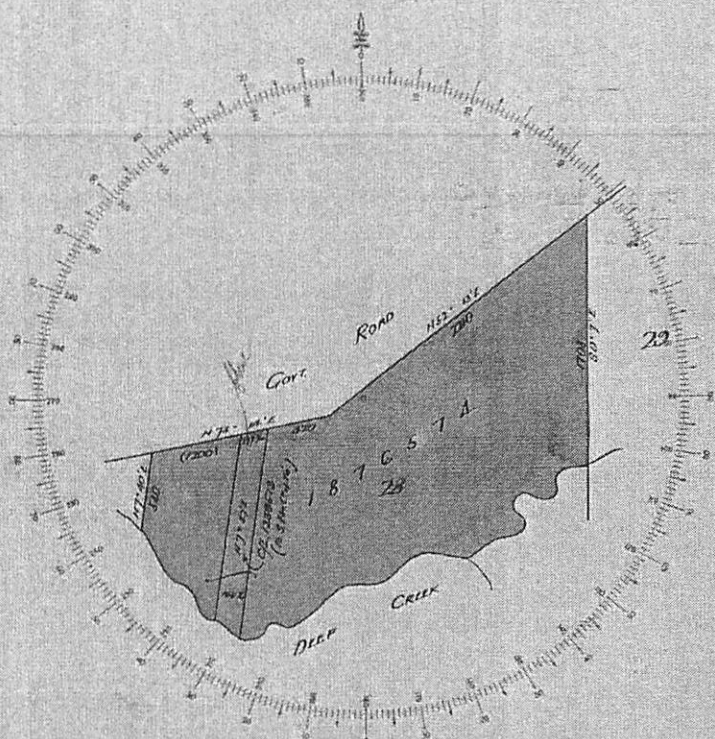
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SCALE: 6 *cms* to one inch.

Vol. 220 fol. - 842

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### WARNING



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Natural Resources and Environment  
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NATURAL RESOURCES AND ENVIRONMENT

**INTENTIONALLY  
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Entered in the Register Book

**CANCELLED**

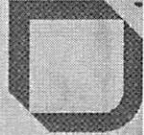
Vol. 6599 Fol. 1319603

VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

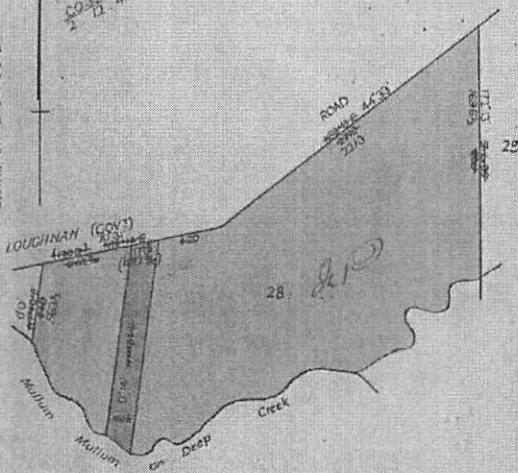
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on-line by  
LANDATA



Ethel Porter of Ringwood Married Woman is -----  
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances  
 notified hereunder in All that piece of Land delineated and coloured  
 red and blue on the map in the margin containing <sup>Thirty-nine</sup> ~~Forty~~ acres, <sup>Two</sup> ~~Three~~ roods and <sup>Twenty-two</sup> ~~Twenty~~  
 perches or thereabouts being Crown Allotment Twenty-eight Parish of Warrandyte----  
 County of Evelyn-----

ORIGINAL CERTIFICATE.  
 Not to be dealt with outside the Titles Office.

PART OF THE WITHIN LAND IS  
 SHOWN AS A ROAD SECTION  
 UNDER CN L. 18004.



The Measurements are in links

Dated the Twenty-second day of January One  
 thousand nine hundred and forty-three.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO.

As to the land colored blue ---  
THE EASEMENT to State Electricity Commission  
 of Victoria created by Instrument No. 1239513-  
 in the Register Book-----



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T06599-603-1-8

Vol. 290 Fol. 5849

Transfer. 1876574

Application

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on-line by  
LANDATA®

TRANSFER AS TO PART to

Geoffroy Allayne book registered  
on 14th April 1948 numbered 1975332  
CANCELLED AS TO PART See Certificate of Title  
Vol. 7138 Fol. 1427595 *W. Newson*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Geoffroy Allayne book registered  
on 14th April 1948 numbered 1975333  
CANCELLED AS TO PART See Certificate of Title  
Vol. 7138 Fol. 1427595 *W. Newson*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Geoffroy Allayne book registered  
on 14th April 1948 numbered 2049648  
CANCELLED AS TO PART See Certificate of Title  
Vol. 7138 Fol. 1427597 *W. Newson*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Stanley Banks Frederick Langford registered  
on 22nd June 1948 numbered 2147740  
CANCELLED AS TO PART See Certificate of Title  
Vol. 7138 Fol. 1427598 *W. Newson*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Jessica Evendoline Parker and  
Lopra Hayward Williams registered  
on 29th June 1948 numbered 1946268  
CANCELLED AS TO PART See Certificate of Title  
Vol. 7138 Fol. 1427599 *W. Newson*

Assistant Registrar of Titles

TRANSFER AS TO BALANCE to

Sydney James Ludie registered  
on 29th June 1948 numbered 1985081  
CANCELLED See Certificate of Title  
Vol. 7138 Fol. 1427600 *W. Newson*

Assistant Registrar of Titles

**CANCELLED**

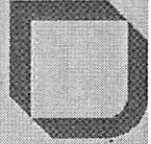
DUP. WITH  
F. OCT 1948

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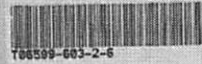
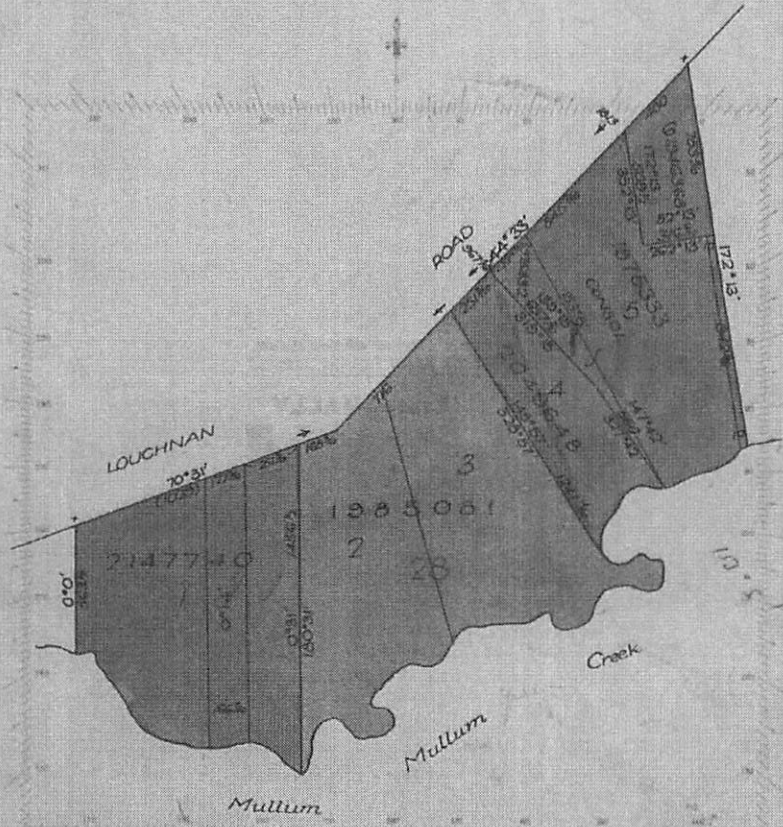
SCALE: 4 chains to one inch

VW6599 1st - 603

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L.P. 18004

*Handwritten signature and date:*  
KLB  
9/9/14

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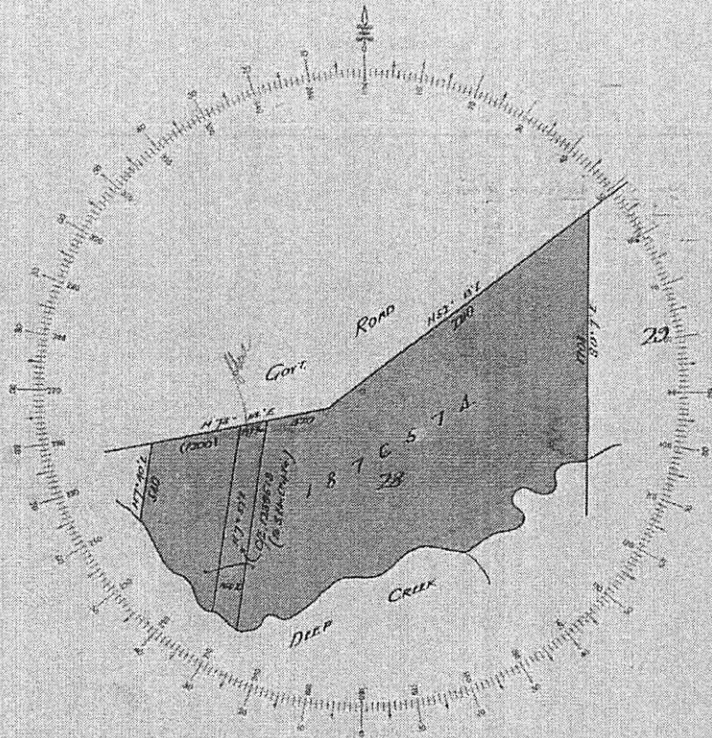
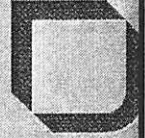
Natural Resources and Environment  
NATURAL RESOURCES AND ENVIRONMENT  
NATURAL RESOURCES AND ENVIRONMENT

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SCALE: 6 chs to one inch

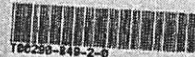
Vol 220 fol. - 842

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**WARNING**



100299-842-2-0



**CANCELLED**  
Entered in the Register Book

Vol. 7138 Fol. 14275

Fol. 599 148  
10/10/86  
2-10-41

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Jessica Gwendoline Parker and Lorna Heyward Williams both of 24 Charnwood Crescent St.Kilda are now joint proprietors -----  
*now the proprietors* of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in *All that piece of Land, delineated and coloured* red on the map in the margin containing Two acres or thereabouts being Lot 6 on Plan of Subdivision No.18004 lodged in the Office of Titles and being part of Crown Allotment Twenty-eight Parish of Warrendyte County of Evelyn -----

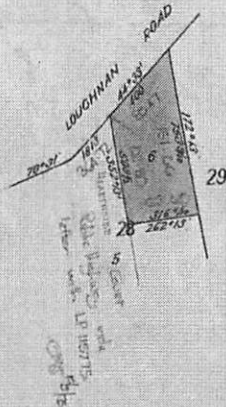
ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the Twenty-ninth day of June  
thousand nine hundred and forty-eight.

One  
*[Signature]*

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T07138-590-1-9

The Measurements are in *feet*

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Vol. **6599** Fol. **1319603**

Transfer. *1946368*

Application.

**DISCHARGE** of MORTGAGE to  
*Cummins* to *Bernard Gore Brett*  
 and *John Ralph Burt* registered  
 June 1948 numbered *899322*  
 12 MARCH 1948  
*W. W. Wilson*  
 Assistant Registrar of Titles

**MORTGAGE** by *John Ralph Burt* and  
*Bernard Gore Brett* registered  
 15 NOV 1951 numbered *1130541*  
*W. W. Wilson*  
 Assistant Registrar of Titles

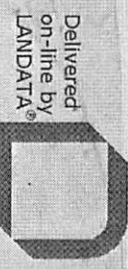
**MORTGAGE** by *Bernard Gore Brett* and  
*Alexander Helen Stewart* registered  
 28 MAY 1954 numbered *1130541*  
*S. Kennedy*  
 Assistant Registrar of Titles

**MORTGAGE** by *B. & B. SECURITIES PROPRIETARY LIMITED*  
 dated 20th December 1961  
 registered by *1955*

**LEASE** as to part  
 to *CALTEX OIL (AUSTRALIA) PTY. LIMITED*  
 registered 30th June 1965  
 No. C252504

**CANCELLED**  
 Pursuant to Regulation 12 and Titles  
 issued as set out hereunder  
 on **26<sup>th</sup> SEPTEMBER 1975**  
 Lots 100 to 2 in **9106** Vol **100**  
 to **9106** Vol **101**  
**LP 115775**

**CANCELLED**



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OF TITLES



**CANCELLED**

VOL 9106 FOL 101

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JESSICA GWENDOLINE PARKER and LORNA HEYWARD WILLIAMS -  
both of "Hearth" 1 Hearthsides Court North Ringwood - -  
Spinsters are joint proprietors of an estate in fee simple - -  
subject to the encumbrances notified hereunder in ALL THAT - -  
piece of land coloured on the map hereon being Lot 2 on - -  
Plan of Subdivision No.115775 Parish of Warrandyte - -  
County of Evelyn - - -

Issued under Regulation 12  
on the approval of the --  
above Plan of Subdivision--

*M. J. Staggart*

Assistant Registrar of Titles  
ENCUMBRANCES REFERRED TO

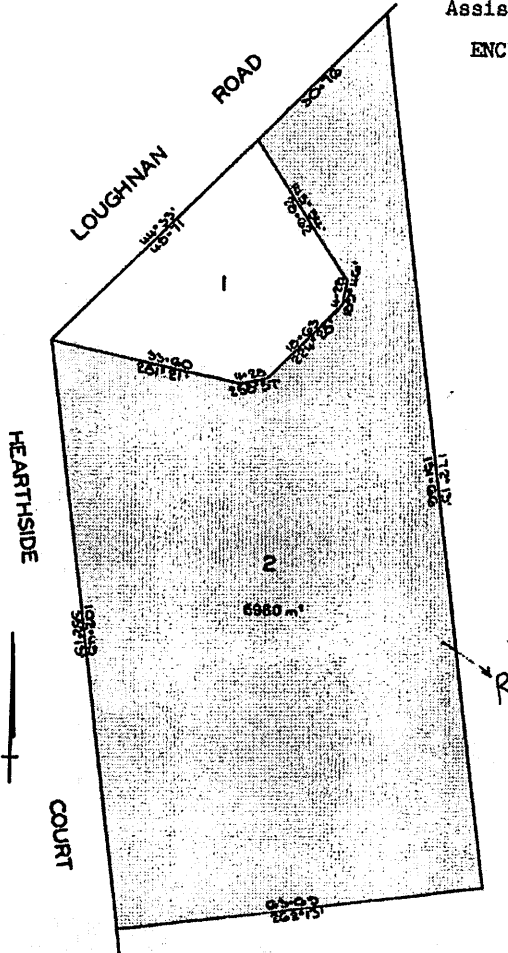


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DERIVED  
FROM  
VOL. 7138  
FOL. 599  
26/9/175.

PLAN PS400061A  
AFFECTS LAND HEREIN

LENGTHS ARE IN METRES  
AREAS (BY SHOW) ARE IN HECTARES (ha)  
OR IN SQUARE METRES (m²)

*M.S.P.*

VOL. 0106 FOL. 101

LORNA HEYWARD WILLIAMS OF "HEARTH"  
HEARTHSTONE  
1 HEARTHSTONE CRT. NORTH RINGWOOD  
IS NOW THE SURVIVING PROPRIETOR  
REGISTERED 18/4/89  
P137488H



PROPRIETOR  
GREG ANDREW EDWARDS  
1 HEARTHSTONE CT. RINGWOOD NORTH  
3134

T914205P 17/10/95



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Queens  
CAVEAT No. P294039<sup>N</sup> LODGED 5<sup>th</sup> July 1989

CAVEAT WITHDRAWN

20 JUL 1995

*J. D. H.*  
Assistant Registrar of Titles



MORTGAGE  
COMMONWEALTH BANK OF AUSTRALIA

T914206L 17/10/95



Amended (Queens Caveat endorsed)

No. T724403U  
12 JUL 1995



**S**  
LORNA HEYWARD WILLIAMS DIED ON 1/4/95  
PROBATE OF HER WILL HAS BEEN GRANTED TO  
MARK NICHOLAS CERCHE & MICHAEL BENNETT  
ROBINSON OF 530 COLLINS ST. MELBOURNE 3000  
T724403U 14/6/95



CAVEAT

CAVEATOR: GREG ANDREW EDWARDS  
CAPACITY: PURCHASER/FEE SIMPLE  
LODGED BY: LEWIS HUTCHINSON  
NOTICE TO: 5TH FLOOR 20 QUEEN ST.  
MELBOURNE 3000

NO: T861582N  
DATE: 11/9/95



CAVEAT WILL LAPSE ON  
REGISTRATION OF T 914205P  
20/10/95



**CANCELLED**

NO. PS 400061A



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**WARNING**



T09106-101-1-3

Certificate type: titles Matter: carter:henry

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REGISTER SEARCH STATEMENT Land Victoria

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Security no : 124006858368F

Volume 10284 Folio 388

Produced 31/07/2003 06:22 pm

LAND DESCRIPTION

---

Lot 2 on Plan of Subdivision 400061A.  
PARENT TITLE Volume 09106 Folio 101  
Created by instrument PS400061A 31/05/1996

REGISTERED PROPRIETOR

---

Estate Fee Simple

Joint Proprietors

CLIVE TALBOT UDY

AGNES KINDER both of 1 HEARTHSIDE CT. RINGWOOD NORTH 3134

V560727A 31/07/1998

ENCUMBRANCES, CAVEATS AND NOTICES

---

MORTGAGE V560728W 31/07/1998

COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section  
24 Subdivision Act 1988 and any other encumbrances shown or entered on the  
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

---

SEE PS400061A FOR FURTHER DETAILS AND BOUNDARIES

DEALING ACTIVITY IN THE LAST 105 DAYS

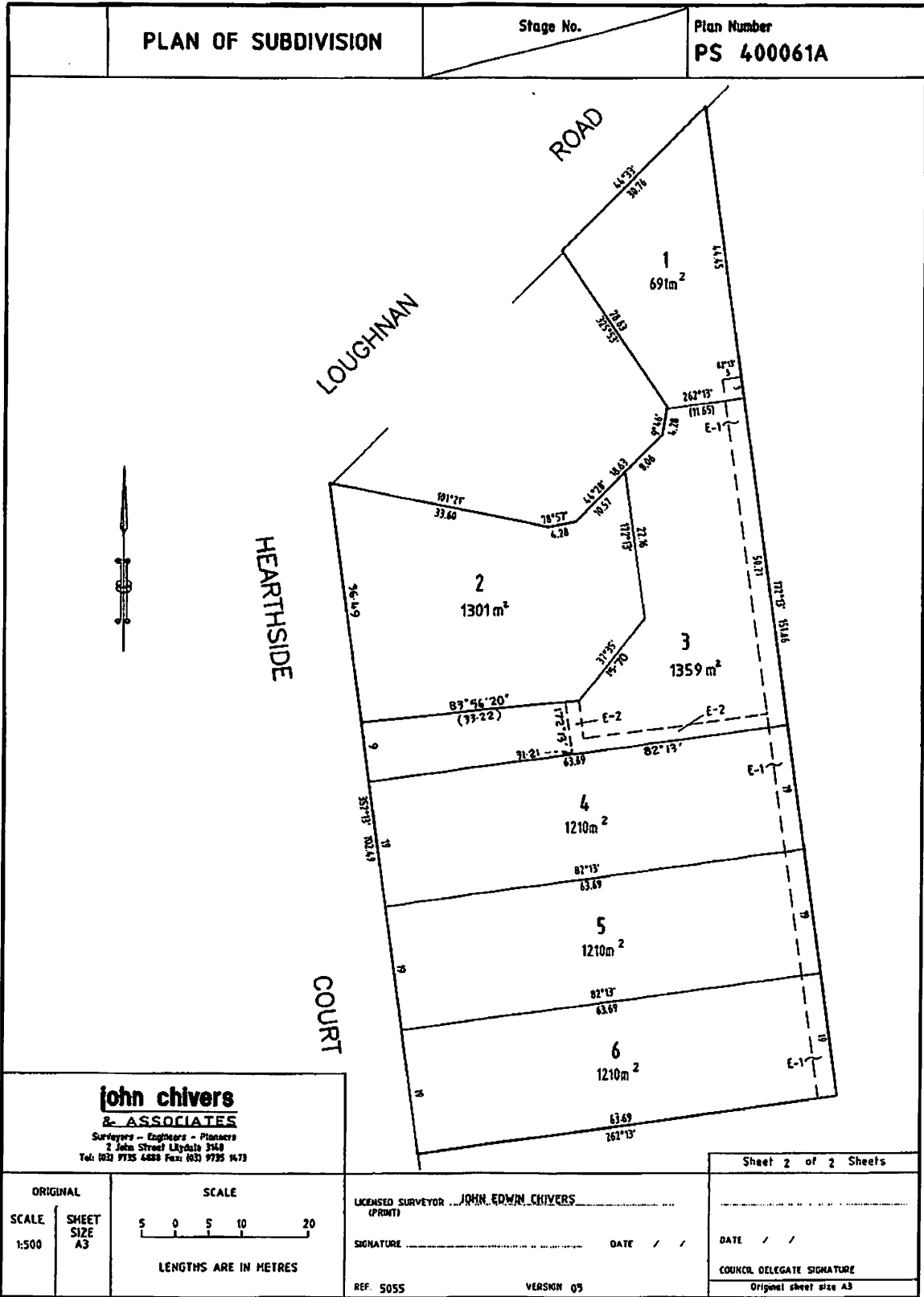
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NIL

STATEMENT END

[Register Search Statement] # 2298675 - 2799029182704 'carter:henry'

<b>PLAN OF SUBDIVISION</b>		STAGE NOS	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 40061A</b>
<b>Location of Land</b> Parish: WARRANDYTE  Township: --- Section: --- Crown Allotment: 28 (PART) Crown Portion: ---  LTO Base Record: CHART 44 (3756) Title Reference: VOL. 9106 FOL. 101  Last Plan Reference: LOT 2 ON PS 115775 Postal Address: 1 HEARTHSIDE COURT, RINGWOOD 3134 (at time of subdivision)  AMG Co-ordinates E 343180 ZONE: 55 (of approx centre of land in plan) N 5813750		<b>Council Certificate and Endorsement</b> Council Name: <i>MARKONDAH CITY COUNCIL</i> Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 117 of the Subdivision Act 1988.</del> <del>Date of original certification under section 6</del> <del>3. This is a statement of compliance issued under section 31 of the Subdivision Act 1988.</del> -1988: <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has-not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage.....</del>  Council Delegate <del>Council Seal</del> Date <b>7/3/96</b>  <del>Re-certified under section 117 of the Subdivision Act 1988.</del> <del>Council Delegate</del> <del>Council Seal</del> Date / /		
<b>Vesting of Roads and / or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Notations</b>				
<b>Staging</b>		This is/is not a staged subdivision Planning Permit No.		
<b>Depth Limitation</b>		DOES NOT APPLY		
<b>Survey</b>		This plan is/is-not based on survey. This survey has been connected to permanent marks no(s). in Proclaimed Survey Area No.		
<b>Easement Information</b>				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	DRAINAGE & SEWERAGE	300	THIS PLAN	LOTS ON THIS PLAN
E-2	DRAINAGE	2	THIS PLAN	LOTS ON THIS PLAN
				LTO use only  Statement of Compliance/ Exemption Statement  Received <input checked="" type="checkbox"/>  Date <b>29/5/96</b>
				LTO use only PLAN REGISTERED Time <b>1:30</b> Date <b>31/5/96</b>  <i>K Osborne</i> Assistant Registrar of Titles  Sheet 1 of 2 Sheets
<b>john chivers</b> & ASSOCIATES Surveyors - Engineers - Planners 2 John Street Lilydale 3169 Tel: (03) 9735 4888 Fax: (03) 9735 1473		LICENSED SURVEYOR <u>JOHN EDWIN CHIVERS</u> (PRINT)  SIGNATURE _____ DATE / /  REF 5055 VERSION 09		DATE / /  COUNCIL DELEGATE SIGNATURE Original sheet size A3



**Property Report** from [www.land.vic.gov.au/map](http://www.land.vic.gov.au/map) on 31 July 2003 06:47 PM

**Address Details**

Property Address: 1 HEARTHSIDE COURT RINGWOOD  
3134  
Lot and Plan Number: Lot 2 Plan PS400061  
Parish: WARRANDYTE  
Standard Parcel Identifier (SPI): 2\PS400061  
Council Property Number: 183790

**Local Government Area**

MAROONDAH

**State Electorates**

Legislative Council: SILVAN (2001)  
Legislative Assembly: WARRANDYTE (2001)

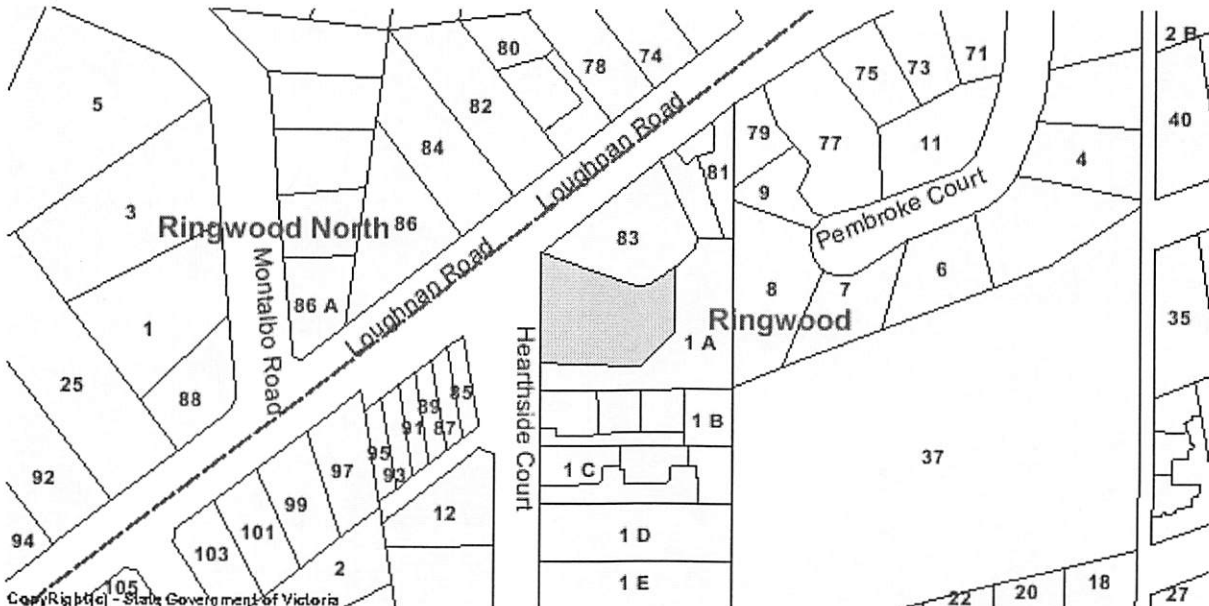
**Utilities**

**Water:**

Metro Business: Yarra Valley Water Ltd  
Rural Business: Southern Rural Water

**Melway**

Map/Grid: 49F6 , 49F7



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