

THE HISTORY OF 10 EIGHTH STREET, SPEERS POINT. NSW.



Researched by Norman Lilley 2020

A BRIEF HISTORY OF 10 EIGHTH STREET, SPEERS POINT

For 8,000 years the land now known as Speers Point, on the north eastern shores of Lake Macquarie was the home of the Awabakal people. They called the area **Biddaba** or **Milloba**, meaning “ Silent Resting Place”. The area around Boolaroo means “place of many flies”. Whilst Lake Macquarie was clearly central to Awabakal people (as was the Hunter River estuary), there are several different versions of the detailed boundaries of the country of the Awabakal . The Awabakal appear to have been people of the coast, estuaries, lakes and wetlands, but also with attachment to the rugged sandstone country through the Sugarloaf and Watagan Ranges. The traditional country of the Awabakal people was bounded to the north by the Worimi, to the west by the Wonnarua, to the south west by the Darkinjung and to the south along the coast by the Kuring-gai people.¹

The first known European settler in the area was **R Sadlier**.

William Brookes first selected the area in 1825, but his Land Grant of 1280 acres (Portion 10) (Kahibah Parish) was not proclaimed until 16 May 1839.(See Appendix 1). This Grant extended from the railway line at Cockle Creek, down Cockle Creek to the Lake, along the shore of the Lake to Fairfax Road and then north to join the railway again in the vicinity of the Railway Workshops near Cardiff.²

In 1870, William Speer, a wealthy businessman and Alderman from Sydney acquired part of Brooke’s Grant. Speers section stretched from the present Main Road down to Fairfax Road and his residence was erected near the corner of Main Road and Park Road.

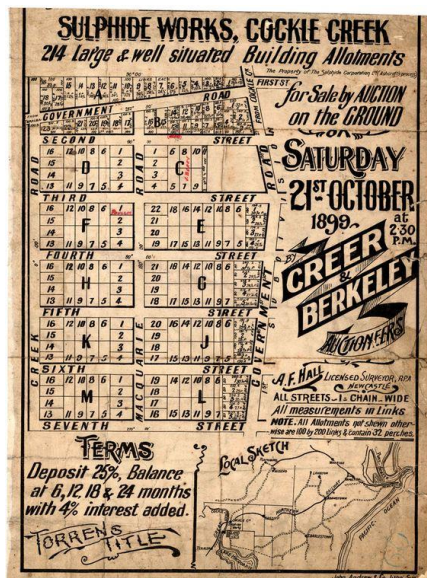
By 1886 some of the land was owned by Sir James Fairfax.

Two subdivisions occurred in the 1890’s.

¹ www.history.lakemac.com.au/awabakal

² www.history.lakemac.com.au/boolaroo

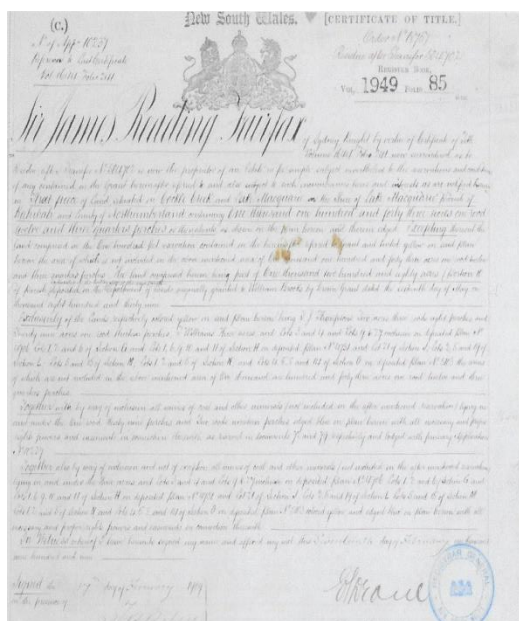
The “Boolaroo Estate” subdivision was declared on 8th October 1896. This subdivision lay on either side of Lakeview Road and was bounded by First Street to Seventh Street.³ It was sponsored by the Sulphide Works.



The second “township of Boolaroo”, within Brooke’s original Grant, was surveyed in October 1899. This area was bound by Main Road, Creek Road, First Street and Seventh Street.

In February 1900, Thomas James Thompson purchased a parcel of vacant land from Sir James Fairfax.

17th February 1909 Sir James Reading Fairfax assumed “One thousand, one hundred and forty three acres, one rood, twelve and three quarter perches or thereabouts” from Brookes’ Grant.

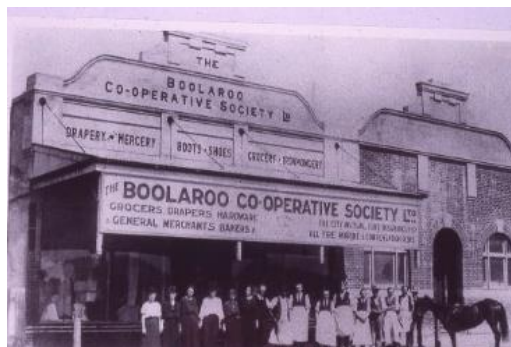
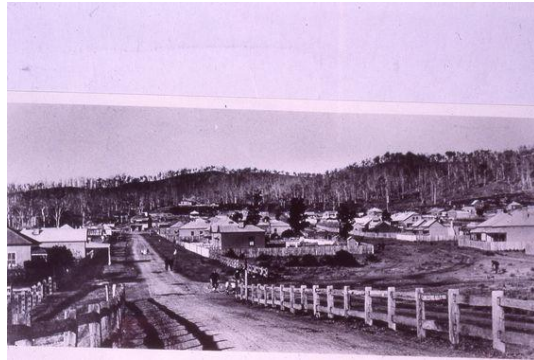


“Sir James Reading Fairfax, of Sydney, Knight by virtue of Certificate of Title, Volume 1644 Folio 241, now surrendered as a Residue after Transfer No. 504702 is now the Proprietor of an Estate in fee simple subject to such encumbrances, levis and interests as are notification in “that piece of land situated on Cockle Creek and Lake Macquarie in the Shire of Lake Macquarie, Parish of Kahibah and county Northumberland and containing One thousand one hundred and forty three acres one rood, twelve and three quarter perches or thereabouts as shown on the plan hereon and herein signed.”⁴

³ D.P.3655

⁴ Deed of Transfer. Vol 1949 Folio 85

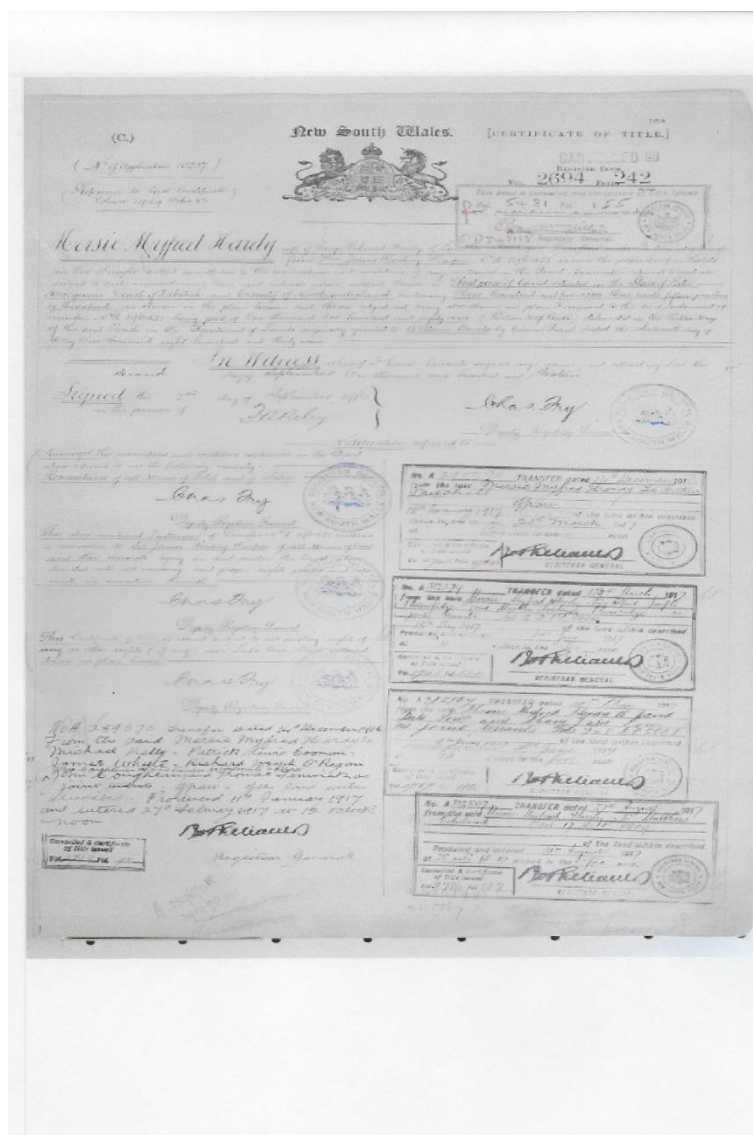
On 27th January, 1912, a subdivision was created which joined Speers Point with Boolaroo between Council Street and Seventh Street. This included the lot now known as 10 Eighth Street⁵. This subdivision was advertised as “82 Splendid Residential Lots”.



Early photographs of Boolaroo

⁵ Now identified as Lot 33//DP 9465. Previous identified as 3290-186

On 2 September 1916, **Mersie Myfred Hardy**, wife of George Edward Hardy of Lambton, purchased a parcel of land from Sir James Fairfax.

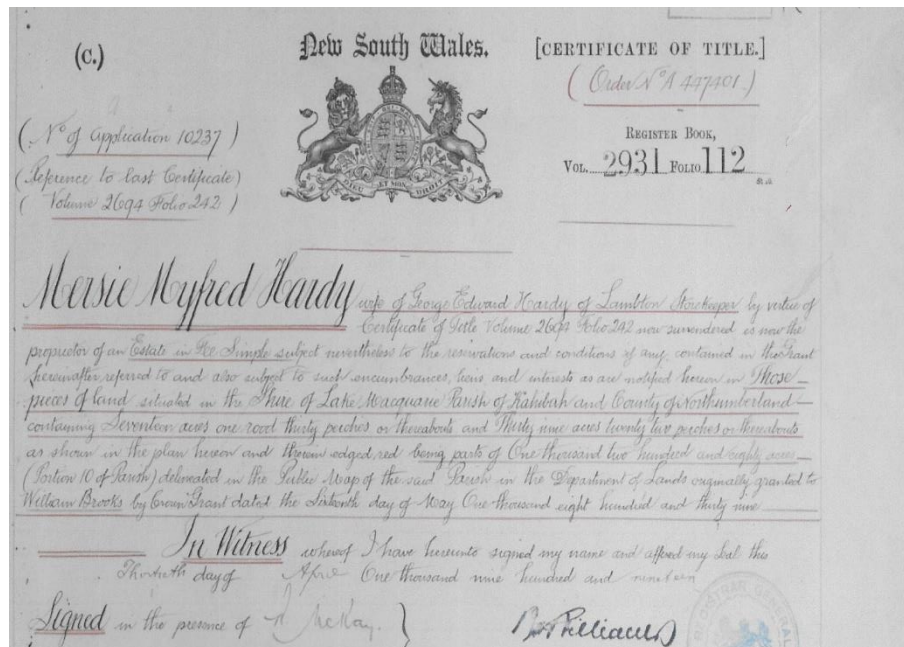


"That piece of land situated in the Shire of Lake Macquarie, Parish of Kahibah and County of Northumberland containing Three Hundred and Five acres, three roods, fifteen perches or thereabouts as shown in the plan hereon and therefore edged in red being also shown in Plan Three annexed to the said Instrumental Transfer No. A196421 being part of One Thousand, Two Hundred and Eighty Acres (Portion 10 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to William Brooks by Crown Grant dated this Sixteenth Day of May eighteen hundred and thirty nine.

In witness there of I have signed my name affixed by Seal this Second day of September One thousand nine hundred and sixteen."⁶ Signed Registrar General.

⁶ Deed of transfer of Land. Vol 2694 Folio 242

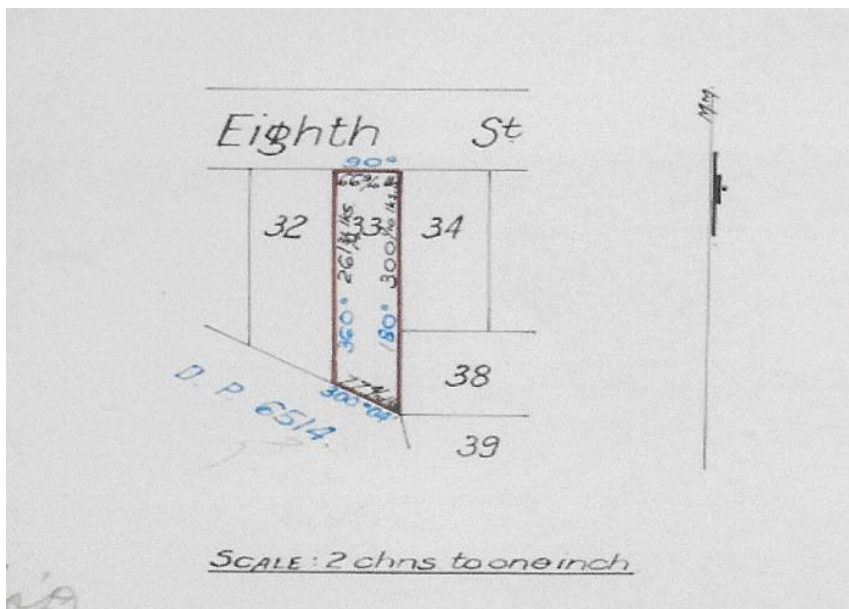
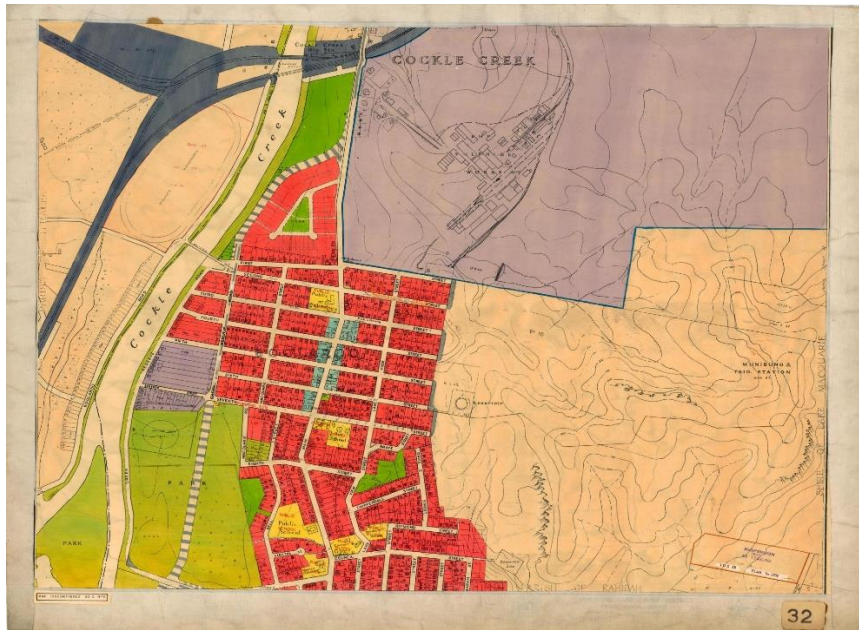
On 13th April 1919, Mersie Hardy purchased an additional “Seventeen acres one rood, thirty perches or thereabouts” from Sir James Fairfax.



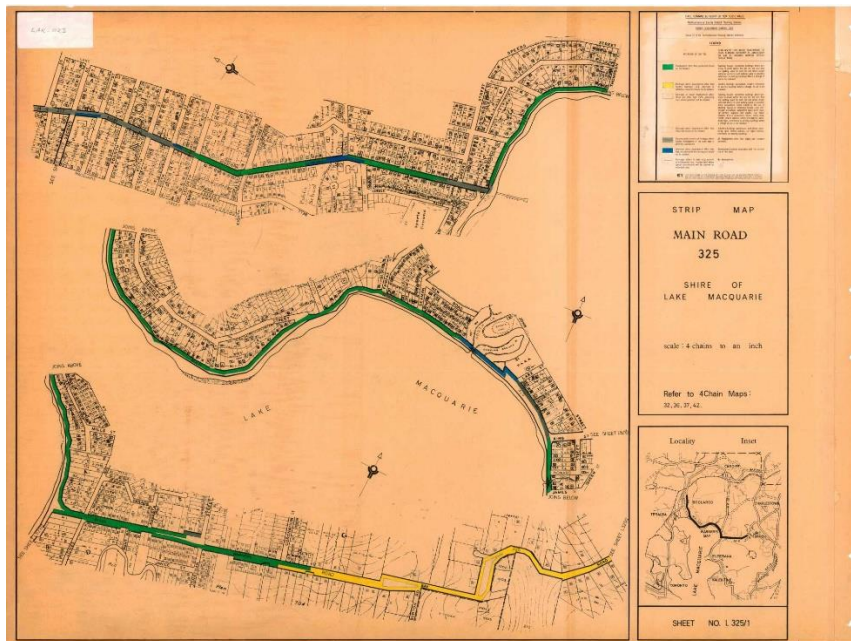
Top portion of Transfer Map indicated in the above Transfer of land including the land now identified as 10 Eighth Street, Speers Point. Sir James Hardy to Mersie Myfred Hardy 1916.



Map showing Brook's Land Grant area.



Original Plan for Lot 33



5th March 1922 Mersie Myfred Hardy transfers ownership of Lot 33 to Alexander Hardgrave Rappell.

33547

New South Wales.

Appn. No. 10237 _____

Reference to Last Certificate _____

Vol. 2931 Fol. 112 _____

[CERTIFICATE OF TITLE.]

REGISTER BOOK,
Vol. 3299 Fol. 186

CANCELLED W
ON ISSUE OF NEW FOLIO 33/19465

S
GR

ALEXANDER HARDGRAVE RAPPELL, of Islington, Laborer, transferee under Instrument of Transfer from Mersie Myfred Hardy No. A787125 is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land situated in the Shire of Lake Macquarie Parish of Kahibah, and County of Northumberland containing _____, or thereabouts, as shown in the Plan hereon and therein edged red, being Lot 33 in a Plan deposited in the Land Titles Office, Sydney, No. 9465 and being part of 1280 acres (Portion 10 of parish) delineated in the Public Map of the said parish in the Department of Lands originally granted to William Brooks by Crown Grant dated the sixteenth day of May one thousand eight hundred and thirty nine.

29 October 1925 Rappell sells the lot to William and Elizabeth JACKSON.

Registrar General.

No. B 385540 TRANSFER dated 29th October 1925 from the said Alexander Hardgrave Rappell to William Jackson of Newcastle Miner and Elizabeth Jackson his wife as joint tenants of the land within described Produced and entered 13th November 1925 at 11.45 a.m. in the afternoon.

REGISTRAR GENERAL.

NEW SOUTH WALES

A Rate Notice, dated 1st October 1926⁷ shows that Lot 33, Eighth Street, was owned by William Jackson. Dimensions of the lot show it to be 44 feet

⁷ LMSC Rate Notice dated 1/10/1926

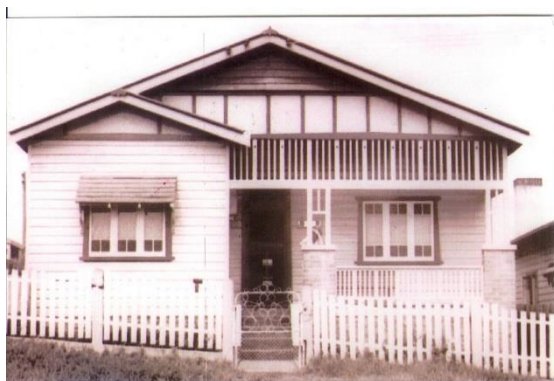
x 172 feet. The lot did not have a house on it for this notice. (see Appendix 2). However, the Rate Notice dated 16th July, 1931⁸ shows that a cottage has now been built on the site Appendix 3). Note that on this Notice the street name has been changed from Eighth Street, to John Street. Also note that the cottage is named "Canberra", and is still identified as John Street. The 1938 Rate Notice⁹ (Appendix 4) indicates that the property has transferred to William's widow, Elizabeth. This Notice still refers to John Street. The 1941 Notice¹⁰ identifies the street as Eighth again. It also includes the address number as 27. (Appendix 5)

In 1929, Eight St, was changed to John St, and was reverted back to Eighth St, Boolaroo in 1939.¹¹

With the defining of suburb boundaries, Eighth Street became part of Speers Point on 31 May 1991.

The following notes shared by Jeannie Jackson, Granddaughter of William and Elizabeth Jackson:

"William Jackson was a coal miner living at Abermain, when he married Elizabeth. They lived in Carrington NSW while William worked on coastal freighters. They then moved to Kurri



Kurri NSW, and lived there for a time before moving to Boolaroo in 1917. William worked as a coal miner. They lived in several different houses in Boolaroo, finally settling in their own home at 10 Eighth St, Boolaroo NSW (originally known as 27 Eighth St), which they occupied until their deaths. William and Elizabeth had four boys, George William, James (Jim), Edward (Eddie) and Henry."¹²

Photo: Mrs Elizabeth Jackson on the veranda of 27 Eighth Street, as it was known then (Photo early 1950's).

⁸ LMSC Rate Notice dated 16/07/1931

⁹ LMSC Rate Notice dated 18/10/1938

¹⁰ LMSC Rate Notice dated 30/09/1941

¹¹ Government Gazette of 24th June 1938, No.99 Folio 2497 "Street now known as John Street to be known as Eighth Street"

¹² Thanks to Jeannie Jackson for this Jackson Family History. jeanniehodeck@hotmail.com

6 February 1941, William Jackson transfers ownership solely to **Elizabeth Jackson**.

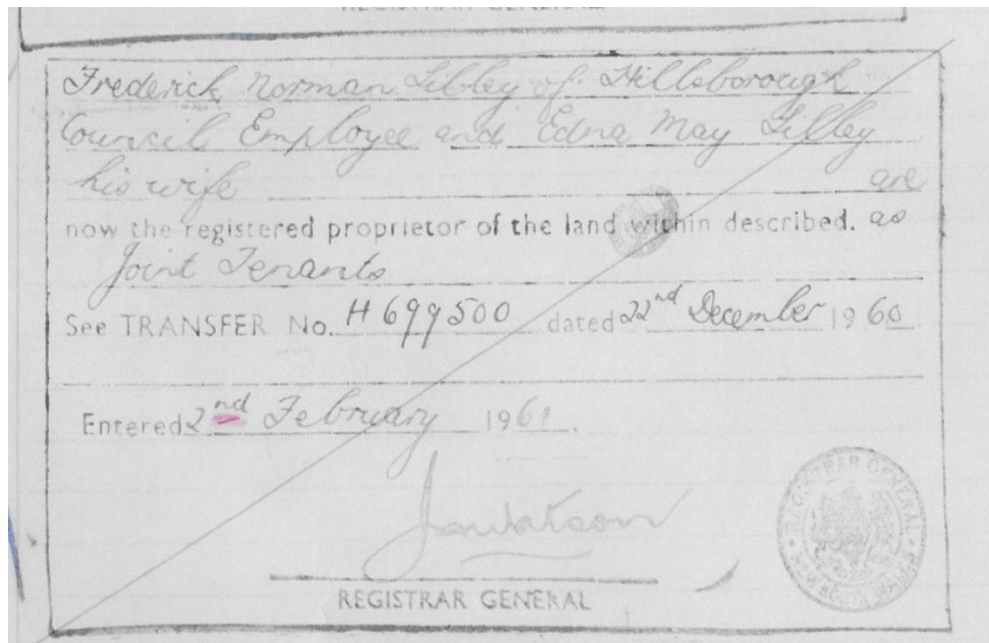
REGISTRAR GENERAL.

No. C985095 NOTICE of DEATH. Proof having been furnished
to me of the death of the said William Jackson
the surviving Joint Tenant Elizabeth Jackson
is now registered sole proprietor of the land within-described
Produced and entered 6th February 1941
at 17 mts 41 o'clock in the fore noon.
R. W. Miles
REGISTRAR GENERAL.



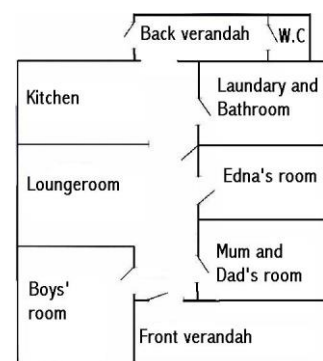
22 July 1954 Elizabeth Jackson dies, ownership transferred to her son, **Edward JACKSON**.

22 December, 1960. Jackson sells the property to **Frederick Norman and Edna May LILLEY**.



Fred and Edna Lilley had four children: Robert, Frederick (Fred), Edna and Norman (Norm). On 23 December 1960 our family moved to 27 Eighth Street, Boolaroo. The house number was later changed by council to 10 Eighth Street. The house had a name plaque "Canberra". I had just celebrated my fifth birthday when we moved. At that time there was no school at Hillsborough and Mum wanted to live closer to a school for me to attend. I can remember the night we moved in a big storm hit and the windows in my room, which I shared with my brothers, came open and my bed got wet. The house at Boolaroo was set on, what appeared at the time to be a large block of land with a big back yard.

The house had previously been owned by the Jackson family. One of my friends from High School (See later paragraph) was Alan Jackson. He lived in Fifth Street, Boolaroo. Alan's father, Henry, had grown up in our Eighth Street house. (See previous information re Jackson.)



Plan of house at Boolaroo (Not to proportion)

Eighth Street was on the border between Boolaroo and Speers Point. When we first moved to Eighth Street the road was gravel and with no kerb and guttering. The street was first tarred in the mid 1960's. On the other side of the street, the road was much higher than the footpath and formed a very large grassed gutter.....great for rolling down!

Our neighbours in Eighth Street during this time were:

1. Smiths
2. Mr and Mrs Hardes
3. Wally and Pat Lean and family (Wally worked on the council with Dad)
4. Mr and Mrs Mason. Mr Mason was killed in a mining accident, she remarried to a Mr Wallace
5. Mrs Lee
6. Mr Evans and Mr Fowler
7. Mr Kevin and Mrs Colleen Phillips (see later paragraph), later Mr and Mrs Long and Lorraine
8. Mr and Mrs Tom and Nel Kelly
9. Joe and Mrs Dot Broadbent and Gordon (see later paragraph)
10. Us
11. Mr and Mrs Holland; then later Fred and Mrs Studden, Leonie and Lenny.
12. Mr Phil and Olive Williams
13. Mr Cherry
14. Mr and Mrs Wilkinson, Debbie, Cheryl and Steven. Later Mr Arthur and Mrs George (Arthur was a teacher at Boolaroo School.)
15. Mrs McKenzie and her father, Mr McKenzie
-
17. Mrs Nicholson
-
19. Mrs Able and her son (the old house called "The Nest")

On the corner on our side was the Shoemith family, daughter Helen.

On the other side corner was Mr and Mrs Lloyd (brick house)

The house at Boolaroo was three bedrooms. Mum and Dad had the first room on the right as you came into the house from the front door. The boys' room, my room, was the first on the left. A hallway moved down to the lounge room. Edna's room came off the lounge room, then the kitchen. The laundry and bathroom was combined. This room came off the kitchen. At the rear of the house was a closed in verandah. The toilet was on one end. The loungeroom had a closed in fireplace in one corner. The ceiling in the loungeroom had a design in it, that is, it was not a plain flat ceiling, but had flowers and bells made in to the ceiling. Initially the bathroom had a wood burning copper in one corner. Mum and Dad removed this at a later date and installed an electric copper. The only hot water in the house was through an electric system over the bath. It was not a "hot water system" in that which held a tank of hot water. Rather, this was a heater devise which heated the water as it was used. In the bathroom was the washing tubs as well and the washing machine. In the opposite corner to the copper was a wooden box upon which sat the wash dish. This where we would have our morning and evening washes. We would only have a full bath once a week, Friday. There was also a cupboard behind the door of the bathroom which held books and other items.

On the topic of electricity, power points were not very abundant in the house when we moved in. There was only one power point in Mum and Dad's room; one in the loungeroom, one in the kitchen and one in the bathroom. Many years later, in 1973, whilst Mum and Dad were on a holiday, my brother Fred, his wife Joan and I had power points and a telephone installed into the house. There was an open fireplace in one corner of the kitchen. In summer this corner was covered with a curtain. There was no hot water to the kitchen. The kitchen had a large

table in the centre of the room, which was where he had all of our meals. Along one wall was an old couch. In the corner to the loungeroom was a cabinet, in which groceries, crockery and cutlery was kept. It also had the bread cabinet in it. In the other corner was, originally, a low built in cupboard. Later on, Robert, at Mum's request, replaced this cupboard by building a ceiling high built in cupboard.

The driveway was extremely narrow at the house. To make this even worse, Dad had to dig a gutter alongside of the house adjacent to the driveway to allow air to get under the house. This was a council requirement. This made our driveway even more difficult to manoeuvre.

As I mentioned earlier, the yard appeared, to a child, quite large. I was quite surprised, when many years later, as an adult, I returned to the Boolaroo house and felt that the yard was not really that big at all! In the middle of the yard was a double garage. Dad parked his car in the side on the left while Robert parked his car on the right. The floor in the garage was dusty dirt and broken concrete. Frederick had built an awning/carport on the right hand side of the garage for his car. Later, this carport was used to house the caravan. At the back of the shed, dad had built a cubbyhouse for me. Mum's clothesline, which originally was a four strand wire, post-to-post clothes line went from the carport to another post up near the house. It was not til much later that Mum got a rotary clothesline. When we first moved into Boolaroo, the back yard behind the garage was very overgrown with rubbish and long grass etc. Dad cleared this. We had chooks for awhile. The chook pen was right down the back yard, adjacent to the back fence. Dad also had a grape vine growing over the chook pen. He also had a persimmons tree growing in the chook pen. A strawberry patch was adjacent to the chookpen. He also had passion fruits growing along the fence adjoining onto Telfer's back yard. There were also two trees, a wattle tree and a wheel tree. I also think that there was a lemon tree in the back yard near Telfer's fence. Also at one stage a mulberry tree. Our back yard adjoined onto a couple of other people's properties. At the back was Vic Boardman who I later worked with at Frith's. Along the side at the back was Mrs Telfer's (grandsons Allan and Bruce). Also adjoining our back yard were the Dysons. Later on Dad built another small shed onto the back of the garage for initially his trailer, then later his boat. Also, along the fence adjoining Telfer's was our fire wood pile and a small shed which use to be a dog kennel which was used for the storage of junk. From the backyard you could look down towards Macquarie Field and initially where the garbage dump and swamp land was, that is now all parkland and sports fields. From on top of the trailer shed you could have clear views of Lake Macquarie.¹³



Photo of house 1979

¹³ Excerpt from the Autobiography of Norman Lilley. nalilley@bigpond.com

27 March 1980 Lilley sells the property to **Rodney Bruce and Anita Maree PERRY** for \$26,000.

31/10/1986 Approval given for a new double garage to be constructed on the site¹⁴.

12th December 1995 Perry sells to **Margaret Mckew**. Sold for \$109,000

2003 Mckew sell to **Sidney George and Christine Saunders**. Sold for \$268,000



Photo taken March 2005

¹⁴ Lake Macquarie City Council BA/2992/1986



Photo taken January 2010

2013 Saunders sells to Matthew Paul and Crystal Matthews. Sold for \$290,000



Photo taken July 2017



February 2018



Photos of the house taken in February 2020



February 2020

APPENDIX

Appendix 1: Land Grant Register indicating William Brook's Land Grant for 1,280 acres.

[illegible]

APPENDIX 2: Land rates Notice for Lot 33 Eighth Street, Boolaroo dated 1/10/1925. Owner: William Jackson. Unimproved Value 65 Pounds. Improved Value 65 Pounds. Assessed Annual 45 Pounds. There is no cottage on the lot at this date. Note Street identified as Eighth., Boolaroo. Also note that Lot is described as being part of Hardy's 3rd (part of original area).

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST (C)									
VALUATION DISTRICT OF		LAKE MACQUARIE		WARD OR RIDING	B	OCCUPATION	VALUATION No. 384		
OWNER'S NAME				JACKSON, WILLIAM		MINER		MAIN RD., BOOLAROO.	
LESSEE'S NAME									
COUNTY		PARISH		TOWN OR VILLAGE BOOLAROO URBAN AREA					
ROAD, RY. TO TITLE		D.P. 9465		OTHER		NATURE OF IMPROVEMENTS		LOCALITY OR ESTATE	
STREET		EIGHTH		SIDE		2		HARDY'S 3RD	
DATE VALUED THIS NOTICE BEING	SECTION	LOT	AREA OR DIMENSIONS	UNIMPROVED	IMPROVED	ASSESSED ANNUAL	REMARKS		
1/10/25		33	44' x 172' 51' 198'	65	65	4			

APPENDIX 3: Land rates Notice dated 16/7/1931. Note now the Improved value of the land is 550 Pounds, and indicates that a cottage (CTGE) has been constructed. Note the change of street name to John Street. Also notice that the cottage is named "Canberra".

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST									
VALUATION DISTRICT OF		LAKE MACQUARIE		WARD OR RIDING	B	OCCUPATION	VALUATION No. 630		
OWNER'S NAME				JACKSON, WILLIAM		MINER		MAIN ROAD, BOOLAROO.	
LESSEE'S NAME									
COUNTY		PARISH		TOWN OR VILLAGE BOOLAROO URBAN AREA					
ROAD, RY. TO TITLE		D.P. 9465		OTHER		NATURE OF IMPROVEMENTS		LOCALITY OR ESTATE	
STREET		JOHN		SIDE		S		HARDY'S 3RD.	
DATE VALUED THIS NOTICE BEING	SECTION	LOT	AREA OR DIMENSIONS	UNIMPROVED	IMPROVED	ASSESSED ANNUAL	REMARKS		
16/7/31		33	44' x 172' 5 51' 198'	55	550	47			

BT 400-1 765		DEPARTMENT OF THE VALUER GENERAL. N.S.W. - VALUATION LIST.									
VALUATION DISTRICT OF Lake Macquarie		WARD OR RIDING "B"			VALUATION NO. 768			D. H. FAIRLEY, GOVT. PRINTER.			
OWNER'S NAME Jackson, William Elizabeth		OCCUPATION Miner			ADDRESS Main Road, Boolaroo.						
LESSOR'S NAME											
COUNTY		PARISH			TOWN OR VILLAGE Boolaroo Urban Area						
REGD. REP. } VA. TO TITLE } BR.		FR.		D.P. 9465		OTHER } TENURE }		NATURE OF IMPROVEMENTS } Ctge.		LOCALITY OR ESTATE } Hardy's 3Rd.	
STREET John						SIDE S.		HOUSE NO. OR NAME } "Canberra"			
DATE VALUER TAKE EFFECT IN VALUATION ROLL		PORTION	SEC.	LOT	AREA OR DIMENSIONS	VALUER			REMARKS.		
						UNIMPROVED £	IMPROVED £	ASSESSED ANNUAL £			
18.10.38				33	44'1 x 172'6 51'1 198' 30 P.	50	500	42	126 158 1 10 3 1 10 3		

768 B DEPARTMENT OF THE VALUER GENERAL. N.S.W.—VALUATION STATE.		WARD OR RIDING "A"	VALUATION NO. 322
VALUATION DISTRICT OF LAKE MACQUARIE		VALUATION NO. 400/197	
OWNER'S NAME Jackson, Elizabeth	OCCUPATION H.D.	ADDRESS 100 Road, Boolebrook.	
LESSOR'S NAME		WAR D MAGE Value Capital Profit 425 17/-	
COUNTY PARISH TOWN OR VILLAGE Boolebrook Urban Area			
ROAD REF. } VOL. NO. D.P. 9465 TO TITLE } BK. NO.		NATURE OF IMPROVEMENTS } City & Garage LOCALITY OR ESTATE } Hardy's 3rd.	
STREET Eighth		SIDE B	
DATE VALUER TAKE EFFECT IN VALUATION ROLL 30/9/41		PORTION SEC. LOT AREA OR DIMENSIONS 33 10' x 175' 31' x 108' (30p)	
UNIMPROVED £ 425		IMPROVED £ 172	
ASSESSED ANNUAL £ 199		REMARKS	

APPENDIX 6: Land rates Notice dated 26/5/47. Owner shown as Elizabeth Jackson. Address identified as 27 "Canberra" Eighth Street, Boolaroo.

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST 337

325 VALUATION DISTRICT OF LAKE MACQUARIE 10 WARD OR RIDING A VALUATION NO. 337

OWNER'S NAME Jackson, William Elizabeth MINER. 1/40 Eighth St., Boolaroo.

LESSOR'S NAME

COUNTY PARISH TOWN OR VILLAGE Boolaroo Urban Area HARDY'S 3rd.

ROAD, R.P. NO. 30455 NATURE OF IMPROVEMENTS atge. Grd. LOCALITY OR DISTRICT 27 "Canberra"

STREET 8th.

DATE VALUE TIME 26/5/47

SECTION 33

LOT 44'1x172' 51'1x198' (SOP.)

UNIMPROVED £ 50

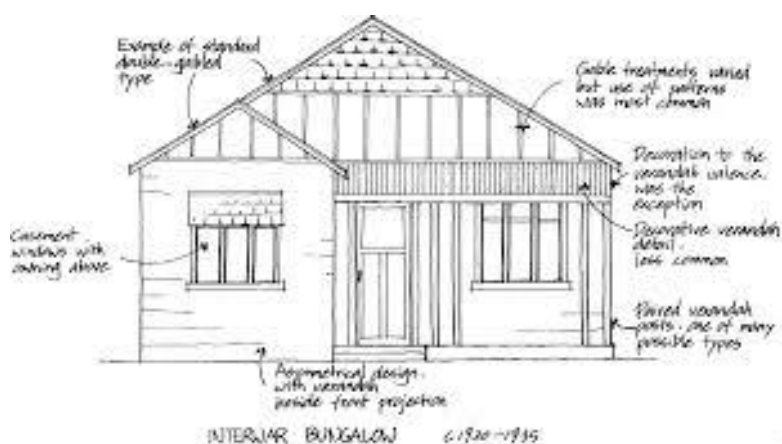
IMPROVED £ 550

DETERMINED RATING £ 45

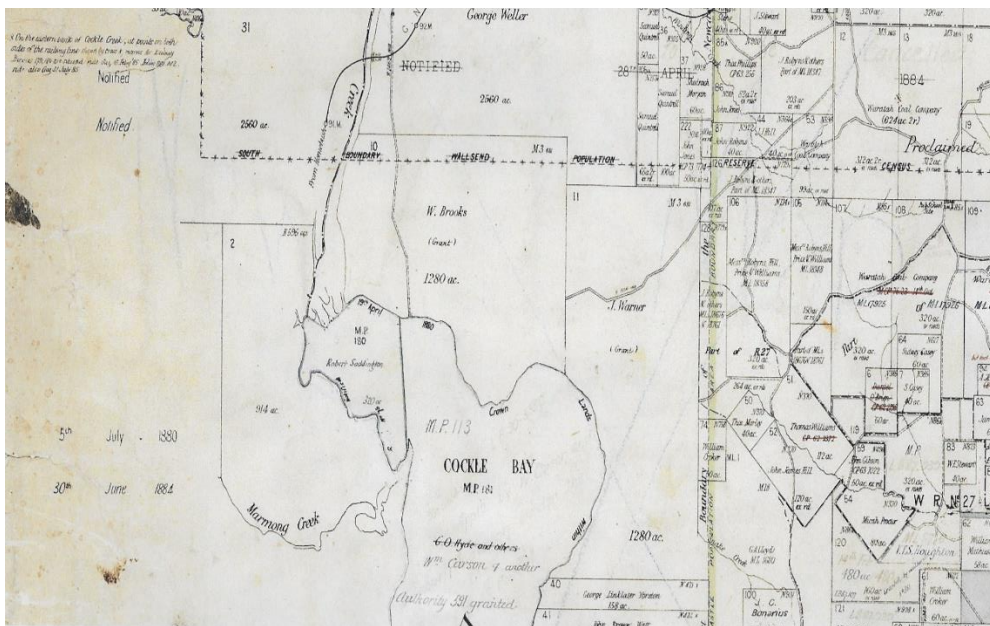
REMARKS

General or Combined General or Combined General or Combined

APPENDIX 7: Illustration of a "Interwar Bungalow" Circa 1920 -1930's. This is the design of the house on 10 Eighth Street, Speers Point. Lake Macquarie Local Environment Plan 2014.



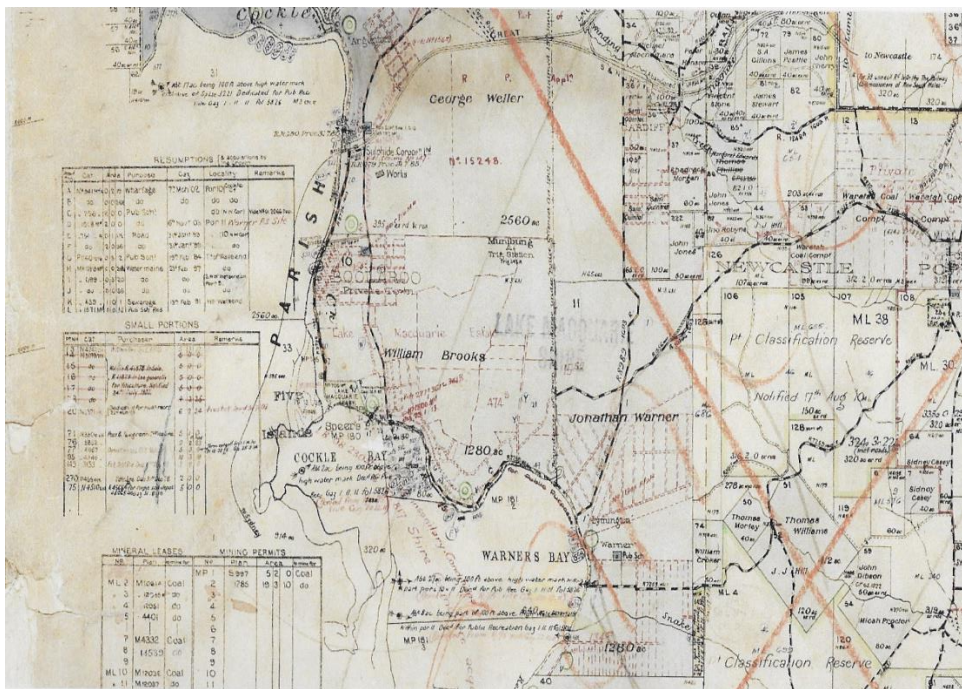
Appendix 8: 1880's map of the area



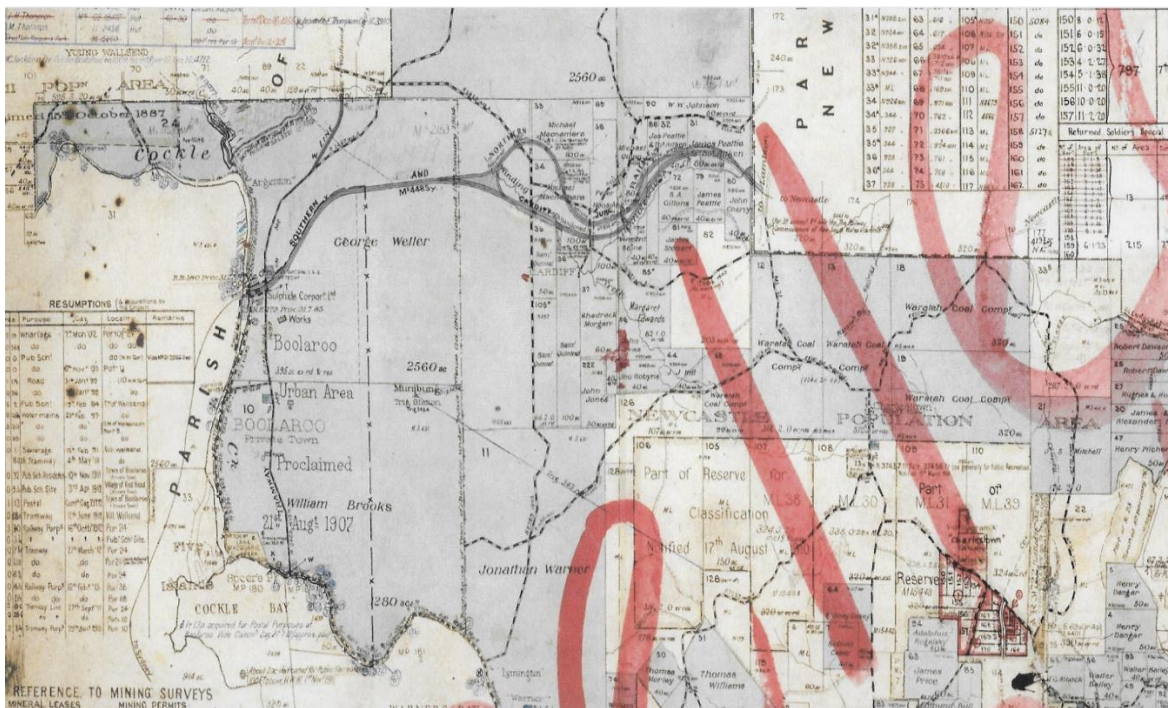
Appendix 9: 1880's Map of Boolaroo/Speers Point.



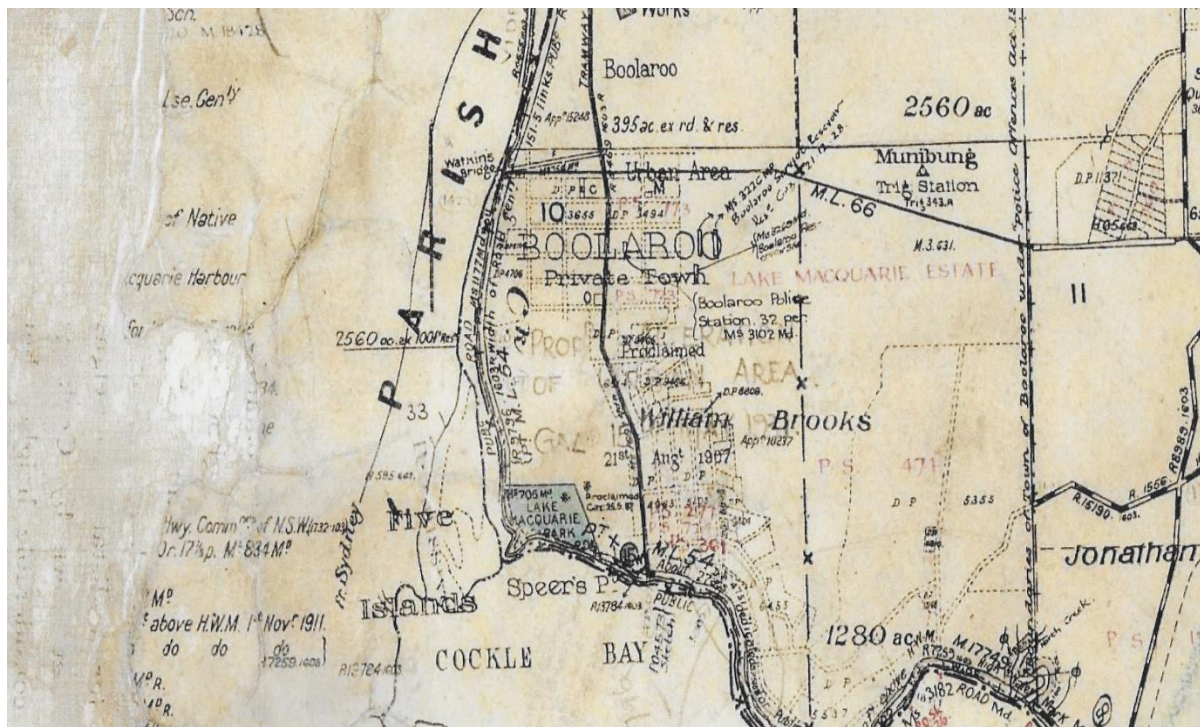
Appendix 10: 1911 Map



Appendix 11: 1912 Map



Appendix 12: 1927 Map



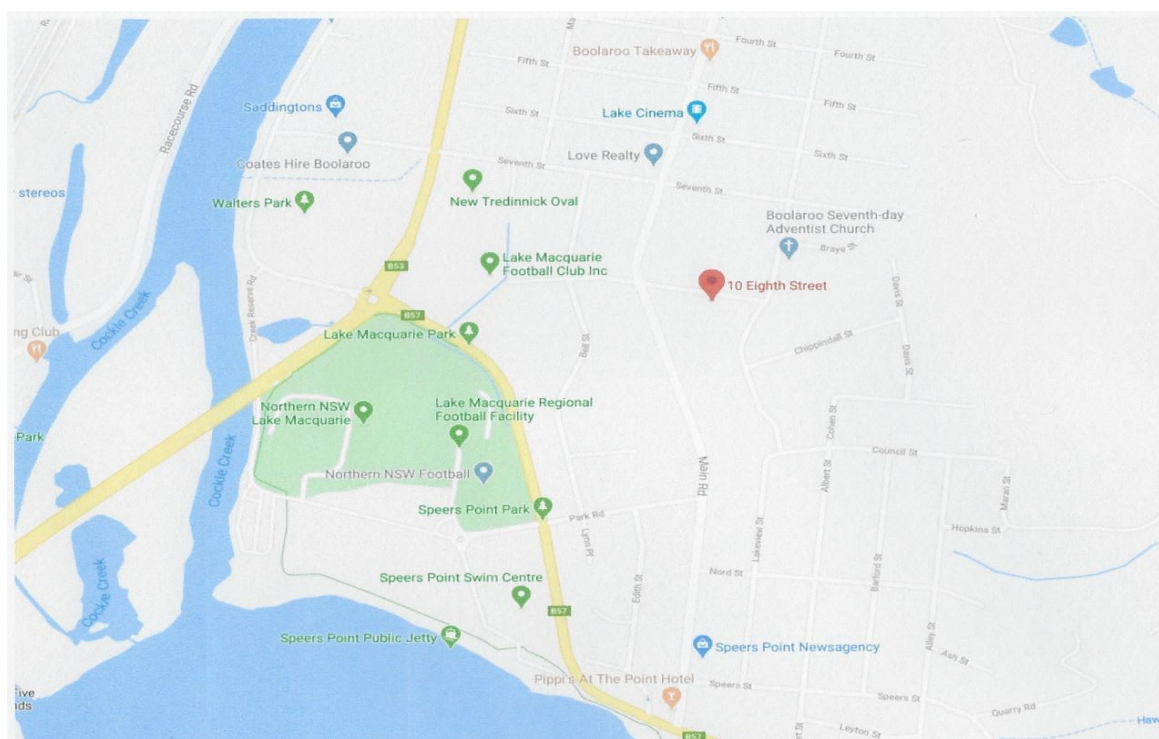
Appendix 13: 1931 Map



Appendix 14: 1977 Map



Appendix 15: 2020 Map



Appendix 18: A timeline of ownership

TIMELINE

Pre-1820's	Awabakal Land
Early 1820's	R. Sadlier
1825	William Brooks selects the land for his Grant
1839	Brooks Land Grant granted
1886	Land owned by Sir James Reading Fairfax
1916	Mersie Hardy purchases land from Fairfax
1922	Alexander Rappell purchases the land from Hardy
1925	Rappell sells Lot 33 to William Jackson
1931	A cottage on Lot 33 appears on Rates Notice
1941	Ownership transferred to Elizabeth Jackson
1954	Ownership transferred to Edward Jackson
1960	Frederick and Edna Lilley purchase the property from Edward Jackson.
1980	Rodney and Anita Perry purchase the property from Lilley.
1995	Margaret Mckew purchases the property from Perry
2003	Sidney and Christine Saunders purchases the property from Mckew
2009	Matthew and Crystal Matthews purchases the property from Saunders

Appendix 19: Imperial Measurements

MEASUREMENTS

Area in all early documents were in Imperial Measurements. Here is some information that may assist you when perusing this document.

Area						
Unit	Relation to units of length	Square feet	Square rods	Square miles	Square metres	Hectares
<i>perch</i>	1 rod × 1 rod	272.25	1	$\frac{1}{102\,400}$	25.292 852 64	0.002 529 285 264
<i>rood</i>	1 furlong × 1 rod ^[17]	10 890	40	$\frac{1}{2560}$	1 011.714 1056	0.101 171 410 56
<i>acre</i>	1 furlong × 1 chain	43 560	160	$\frac{1}{640}$	4 046.856 4224	0.404 685 642 24

Note: All equivalences are exact.

Some Examples from the included documents: (acres only)

William Brookes Grant – 1280 acres = 518 hectares

James Fairfax Land - 1143 acres = 462.5 hectares

Hardy's First Purchase - 305 acres = 123.43 hectares

Hardy's Second Purchase- 17 acres = 6.88 hectares

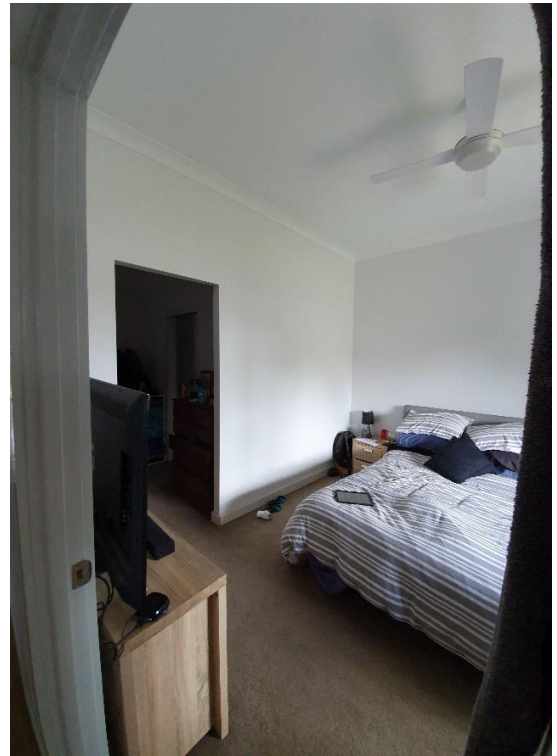
Lot 33 – Frontage 44 feet, Depth 172 feet = 7568 square feet
= 840.889 square yards
= 0.1737 acre
= 0.0703 hectare

THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN RESEARCHED AND COMPILED BY NORMAN LILLEY. Contact: 0419 462631 Email: nalilley@bigpond.com

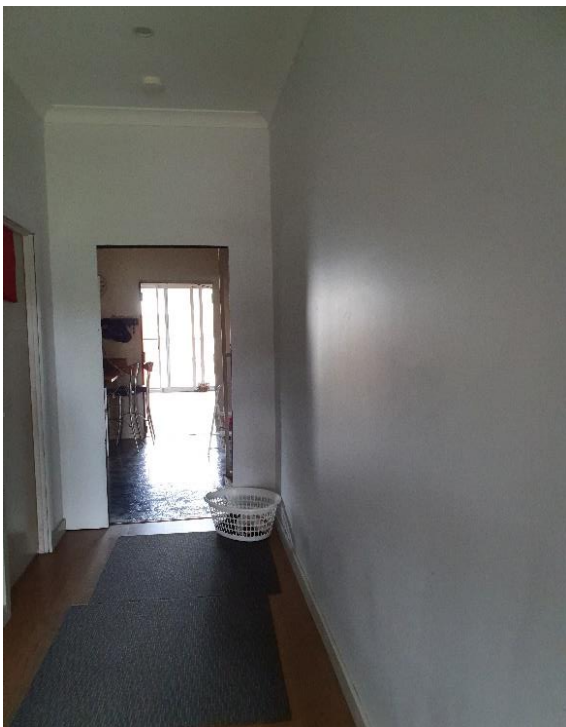
February/March 2020. Please advise any errors or additions.



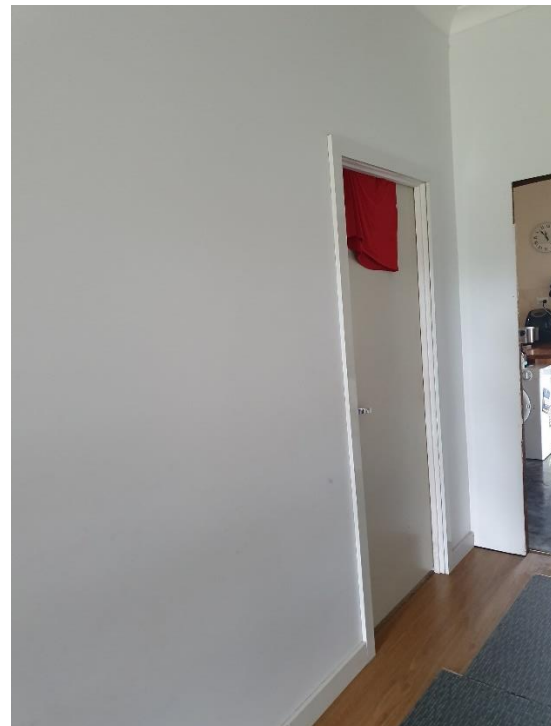
The boy's Bedroom



Mum and Dad's Room, entry to ensuite



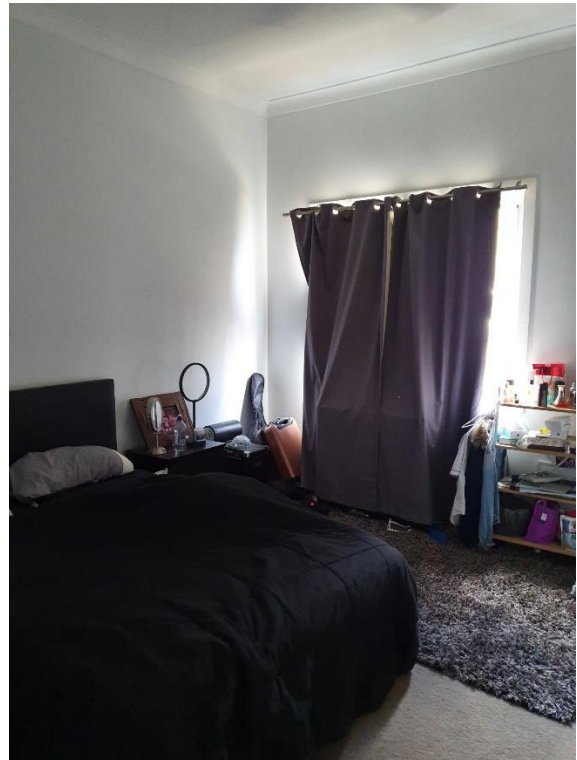
Hallway showing wall where Edna's door was.



Hallway showing where loungeroom was.



Old loungeroom, now a bedroom.



Old loungeroom, now a bedroom.



Kitchen. Rear wall and sink etc to be removed.



Corner of kitchen/lounge looking into bathroom.



Extension added to rear of the house to be living room



Extension added to rear, this part to be the new kitchen.