



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property:	45 MELLFELL ROAD CRANEBROOK, NSW 2749
Price:	BUYERS GUIDE \$640,000 - \$680,000
Rent Appraisal:	\$500 per week (approx.) (appraised by property mgr.) Currently leased for \$495 per week lease exp. 19/6/2021
Year of Build:	Circa 1986
Land size:	621 m ² (Approximately)
Land Zone:	R2 Low Density Residential (Penrith LEP 2010)
Rates:	\$544 pq / \$1,642 pa (Approximately)

Proximity to Points of interest:

- Cranebrook Shopping Centre 700 metres walk
- Jordan Springs Shopping Centre 1.7km
- Braddock Public School 1.1km Corpus Christie 1.3km walk
- Cranebrook High 700m walk, Xavier College 2.6km walk
- St Pauls Grammar 6.6km drive.
- M4 Motorway Northern Road entrance 5.8km

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