



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property: 60 Coreen Avenue, Penrith NSW 2750

Price: BUYERS GUIDE \$639,000 - \$659,000

Rent: Current rent \$450 pw. (Lease expired 20/05/2020)
Tenants would like to stay on and would be willing to enter into a new lease if offered.

Land size: 583m² **Year of Build:** Circa 1980

Land Zone: R2 Low Density Residential (Penrith LEP 2010)

Rates: Council \$389.25 pq Water \$224 pq (Both approx.)

Notes:

- The title certificate indicates no easements
- Sewer service main located at front of property boundary
- Back yard free of any restrictive infrastructure (eg. pipes)
- Not subject to flood control planning (as per sec.10.7 cert.)

Proximity to Points of interest:

- 130m to bus stop 2750139, 678 route to Penrith Station
- Penrith Station 1.5km walk, Westfield Penrith 1.7km walk
- Nepean Hospital 1.6km walk, High St Penrith 1.1 km walk
- Penrith selective high school 1.6km walk, public school 1.4k

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