



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property: 5/14a Stapley Street, Kingswood

Price: 'BUYERS GUIDE \$570,000 - \$590,000'

Rent info. : \$2,172.62/m (\$500/week) Lease expiry 19/6/2022 rent

Outgoings: Strata \$642.20, Council \$386.13, Water \$185 (all approx.)

Building age: Circa 1985 (Strata Plan registered in 1991. The original developer built and held, then sold during 1999 -2000).

Villa Size: 323m2 in total area; 123m2 internal, 17m2 garage, 13m2 external car space, 170m2 yard space (all approx.)

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

Strata plan pet policy:

Option B: You must obtain the written approval of the Owners Corporation, to keep any animal (except a cat, a small dog or a small caged bird, or fish kept in a secure aquarium) on the Lot or the Common Property. If you keep a cat, small dog or small caged bird on the Lot then you must:

- (a) notify the Owners Corporation that the animal is being kept on the Lot;
- (b) keep the animal within the Lot;
- (c) carry the animal when it is on the Common Property; and
- (d) take such action as may be necessary to clean all areas of the Lot or the Common Property that are soiled by the animal.

The approval of the Owners Corporation cannot be unreasonably withheld.

Notes: The full contract is available for download by going to the listing on our website (www.stantonandtaylor.com.au) or by email on request

Listing Agent: Justin Cohen 0481 147 841 / justin@stantonandtaylor.com.au