



Stanton & Taylor  
REAL ESTATE

# FAQ Sheet

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Property:	75 KOLOONA DR, EMU PLAINS NSW 2750
Price:	BUYERS GUIDE \$880,000 - \$920,000
Rent Appraisal:	\$500 - \$550 per wk (approx.appraised by property mgr.)
Year of Build:	Circa 1982
Land size:	641 m <sup>2</sup> (Approximately)
Land Zone:	R2 Low Density Residential (Penrith LEP 2010)
Rates:	Council \$398 pq / Water \$190 pq (Approximately)

## Proximity to Points of interest:

- Lennox Village Shopping Centre 1.9km
- Emu Heights Public School 1km
- Emu Plains Station 4km
- Nepean River and Lewers Regional Gallery & Café 3.2km
- M4 Motorway 2.2km

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