



Stanton & Taylor  
REAL ESTATE

# FAQ Sheet

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|-----------------|---|
| Property:       | 123 Smith Street, South Penrith NSW 2750  |
| Price:          | BUYERS GUIDE \$700,000 - \$750,000  |
| Year of Build:  | Circa 1962  |
| Construction:   | Weatherboard (timber cladding) with tile roof. Hardwood floor boards over hardwood timber bearers and joists on brick pier footings. Hardwood roof frame.   |
| Land size:      | 556.4m <sup>2</sup> / Dimensions: 15.24m x 36.576m (Approx.)  |
| Land Zone:      | R2 Low Density Residential (Penrith LEP 2010)   |
| Rent Appraisal: | \$460 - \$480 per week (approx.)  |
| Rates:          | Council \$430 pq Water \$194 pq   |
| Notes:          | <ul style="list-style-type: none"><li>• Contract states that the property <u>is not</u> subject to road widening, <u>is not</u> bush fire prone, and <u>has not</u> been identified as being below the adopted flood planning level (1% AEP + 0.5m)</li><li>• Main sewerage services on adjoining property to the rear</li><li>• Storm water services lie at the front of the property (street)</li></ul> |

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