



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property:	5/16-20 Barker Street, St. Marys NSW 2760
Price:	'BUYERS GUIDE \$520,000 - \$550,000'
Rent info. :	Currently leased for \$390pw (Lease expired, tenant would like to stay on and would enter into a new lease if available)
Strata:	Managed by STSM Penrith. 12 Units in the Strata Plan; part of a larger master plan in total of 56 units.
Outgoings:	Strata \$500pq, Council \$410, Water \$185 (all approx.)
Building age:	Circa Year 2000 (Strata Plan registered 12/12/2000).
Size/Areas:	161m ² total (115m ² internal - 68m ² down, 49m ² Up, 32m ² rear courtyard and 14m ² parking space in front. (all approx.))
Land Zone:	Zone R3 Medium Density Residential (Penrith LEP 2010)
Pet policy:	See clause 16 of bi-laws pg. 74 of contract (which states) Option C: Subject to section 49(4), an owner or occupier of a residential lot must not keep any animal on the lot or the common property.

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

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

Greg Taylor 0418 235 333 / greg@stantonandtaylor.com.au