



Stanton & Taylor  
REAL ESTATE

# FAQ Sheet

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Property:	9 Price Street, South Penrith NSW 2750
Price:	BUYERS GUIDE \$800,000 - \$850,000
Year of Build:	Circa 1976
Construction:	Brick veneer with tile roof. Hardwood timber floor boards over hardwood bearers and joists on brick pier footings. Hardwood timber roof frame.
Land size:	569.8 m <sup>2</sup> / Dimensions: 14.65m x 35.56m (Approx.)
Land Zone:	R2 Low Density Residential (Penrith LEP 2010)
Rent info:	Current rent \$460 pw with lease expiring 26/11/2021 Current market rent appraisal \$500-\$520 (approx.)
Rates:	Council \$406.25 pq Water \$176 pq (approx.)
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) and not subject to flood control planning (See pages 39-40 of the contract for sale).</li><li>• Easement to drain water located on the rear boundary 1.83m wide. (See page 28 of the contract for sale)</li></ul>

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