



Stanton & Taylor  
REAL ESTATE

# FAQ Sheet

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- Property:** 5/189 Derby Street, Penrith NSW 2750
- Price:** 'BUYERS GUIDE \$380,000 - \$410,000'
- Rent info. :** Currently leased for \$320/w
- Outgoings:** Strata \$650, Council \$412, Water \$176 (all approx./quarter)
- Building info:** 15 in complex; Built 1980; Strata managed by STSM Penrith
- Size:** 109m<sup>2</sup> in total area; 75.2 m<sup>2</sup> Internal; 13.8 m<sup>2</sup> balcony; 20 m<sup>2</sup> Lock up garage (all approx. see p26 contract)
- Land Zone:** Zone R4 High Density Residential (Penrith LEP 2010)
- Pet policy:** Clause 16 of the strata bi-laws states:
- (1) Subject to section 157 of the Strata Management Act 2015, an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal on the lot or the common property.
  - (2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

**Notes:** The full draft contract is available for download by going to the listing on our website ([www.stantonandtaylor.com.au](http://www.stantonandtaylor.com.au) - go to sale listings) or by email on request.

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