



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property: 2/132 Derby Street, Penrith

Price guide: BUYERS GUIDE \$530,000 - \$560,000

Rent Potential: \$450 per week (approx.)

Year of Build: 1993 (Strata plan registered 19.2.1993)

No. of units: 7 units in the complex

Size of unit: 212m² in total area; 125m² building, 87m² outdoor

Land Zone: Zone R3 Medium Density (Penrith LEP 2010) Penrith Council

Outgoings: Strata \$ 655 Council \$380 Water \$171 (PQ , all approx.)

Strata Manager: Stanton & Taylor Strata Management (STSM), Penrith

Strata Plan pet policy:

- (1) An owner or occupier of a lot may keep an animal on the lot, if the owner or occupier gives the owners corporation written notice that it is being kept on the lot.
- (2) The notice must be given not later than 14 days after the animal commences to be kept on the lot.
- (3) If an owner or occupier of a lot keeps an animal on the lot, the owner or occupier must
 - (a) keep the animal within the lot, and
 - (b) supervise the animal when it is on the common property, and
 - (c) take any action that is necessary to clean all areas of the lot or the common property that are soiled by the animal.

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