



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property:	18 Tania Avenue, South Penrith
Price:	BUYERS GUIDE \$760,000 - \$800,000
Year of Build:	Circa 1970
Land size:	594 m ²
Land Zone:	R2 Low Density Residential (Penrith LEP 2010)
LGA:	Penrith City Council
Services:	Sewerage service mains lie near the rear boundary as noted on the Sydney Water Diagram (Page 68 of the contract)
Note:	Re: pg 67 of the contract stating the lack of a sewerage service diagram. These used to be kept in council archives which experienced a fire years ago that destroyed many of these records.
Rent info:	Current market rent appraisal \$460 - \$480 (approx.)
Rates:	Council \$425.80 pq Water \$151 pq (approx.)
Agent:	David Collins 0437 436 933 david@stantonandtaylor.com.au Justin Cohen 0481 147 841 justin@stantonandtaylor.com.au