



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property Address:	Unit 8, 8 Macquarie Avenue, Penrith NSW 2750
Price guide:	BUYERS GUIDE \$365,000 - \$395,000
Rent Appraisal:	\$340 per week (approx.)
Year of Build:	1979
No. of units:	8 units in the complex
Size of unit:	77m ² total; unit 59m ² , parking 17m ² , Store 1.04m ²
Land Zone:	R2 Low Density (Penrith LEP 2010)
Outgoings:	Strata \$875, Council \$412, Water \$150 (PQ approx.)
Strata Managers:	STSM Strata, Penrith Ph: 02 4721 2444
Strata Pet policy:	Pets? Yes, with written approval of owners corp.

See the below excerpt from page 42 of the contract:

- (1) Subject to section 157 of the Strata Schemes Management Act 2015m 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 animal on the lot or the common property

Agent contact:

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