



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property:	73 KOLOONA DR, EMU PLAINS NSW 2750
Price:	BUYERS GUIDE \$900,000 - \$950,000
Year of Build:	Circa 1982
Land size:	640m ² (Approximately)
Land Zone:	R2 Low Density Residential (Penrith LEP 2010)
Rates:	Council \$500 pq / Water \$190 pq (Approximately)
Rental assessment:	Approx. \$650 per week as is (it is in lettable condition). Approx. \$820+ per week with complete renovation.

Proximity to Points of interest:

- Lennox Village Shopping Centre 1.9km
- Emu Heights Public School 1km
- Emu Plains Station 4km
- Nepean River and Lewers Regional Gallery & Café 3.2km
- M4 Motorway 2.2km

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