



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property:	113 Lakeview Drive, Cranebrook, NSW, 2749
Price guide:	BUYERS GUIDE \$649,000 - \$679,000
Rent Appraisal:	Current tenant paying \$440 Per Week (Expired Lease)
Year of Build:	2013 (Approx)
Land Zone:	R1 General Residential (Penrith LEP 2010)
Outgoings:	Strata \$640, Council \$425, Water \$157 (PQ approx.)
Strata Manager:	Len Robinson Strata & Community Management Seven Hills – 02 9624 6864

Community Levy: The community levy which is included as part of the strata levy entitles residents to access the community centre free of charge (parties, meetings etc) along with the use of the community pool and tennis courts. This levy also contributes to the maintenance of amenities like the walking/cycling tracks and water ways throughout the estate.

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

Agent contacts:

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