



# FAQ Sheet

---

Property:	22/132 Lethbridge Street, Penrith NSW 2750
Price:	'BUYERS GUIDE \$399,000 - \$419,000'
Rent info. :	Current rent \$340/w, market rent \$420/w (verified)
Outgoings:	Strata \$723.70, Council \$450, Water \$174 (all approx./PQ)
Building info:	Built in 1975, 54 units in the complex.
Unit Size:	93.32m <sup>2</sup> in total area; Unit 73.79m <sup>2</sup> , Garage 19.53m <sup>2</sup>
Land Zone:	Zone R4 High Density Residential (Penrith LEP 2010)
Strata Manager:	STSM Penrith 0247 212 444

## Strata plan pet policy:

An owner must seek permission of the owners' corporation, however the owners' corporation cannot unreasonably refuse. Note: Strata plans find it difficult to refuse an owner the right to have a pet. Recent NCAT (NSW Civil & Administrative tribunal) cases have sided with pet owners where strata have tried to withhold permission; even in complexes with a 'no pets' by-law.

**Notes:** The full contract is available for download by going to the listing on our website ([www.stantonandtaylor.com.au](http://www.stantonandtaylor.com.au)) . The webpage for this property has black folder icons towards the bottom left of the page. These are safe links to download the contract and the latest minutes of the AGM provided for your convenience.

**Listing Agent:** Justin Cohen 0481 147 841 / [justin@stantonandtaylor.com.au](mailto:justin@stantonandtaylor.com.au)