



Stanton & Taylor  
REAL ESTATE

# FAQ Sheet

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Property:	Unit 18/41-45 Evan Street, Penrith NSW 2750
Price guide:	BUYERS GUIDE \$489,000 - \$509,000
Rent appraisal:	Current \$400/w expires 11/2/25, Market \$480/w
Year of build:	Approximately 1998
No. of units:	18 units in the complex
Strata Manager:	STSM (Stanton & Taylor Strata Management)
Rates/outgoings:	Strata \$723 Council \$473 Water \$160(all approx/q)
Pets Policy:	1) Owner or occupier of a lot must not without the written approval 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 an animal on a lot or the common property.
Notes:	A copy of the full contract is available via email on request or available for download via our website <a href="http://www.stantonandtaylor.com.au">www.stantonandtaylor.com.au</a> .
Proximity to POI's:	Penrith station 1.4km, Westfield 1.3km, Nepean Square shops 1km, Panthers 2km, Nepean Hospital 1.3km, Western Sydney University 3.1km.
Agent:	Justin Cohen 0481 147 841 <a href="mailto:justin@stantonandtaylor.com.au">justin@stantonandtaylor.com.au</a>