

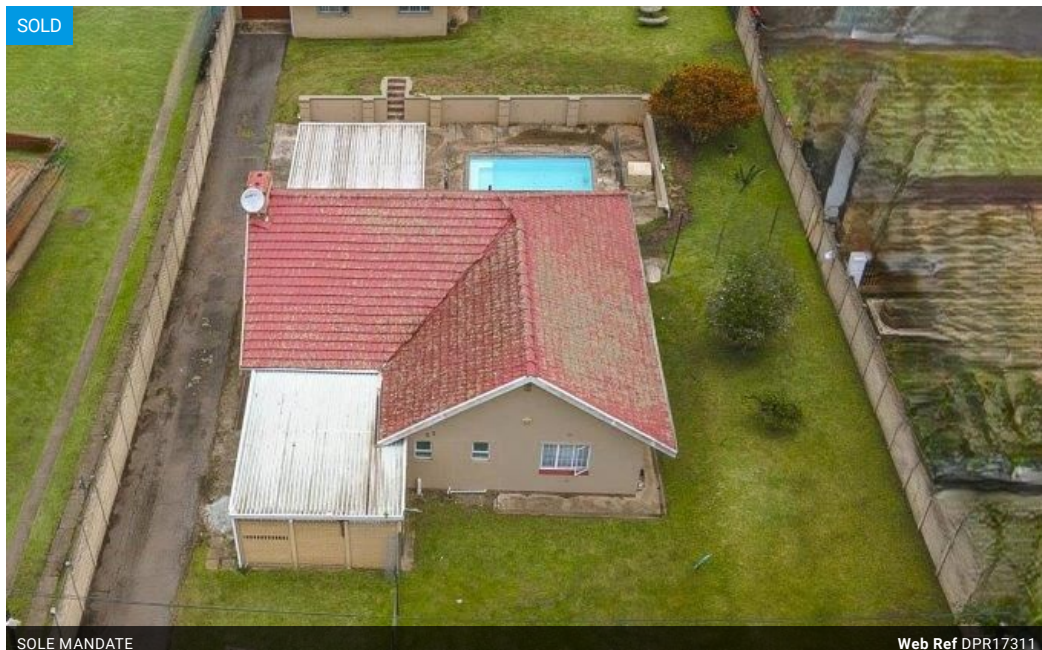


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SOLE MANDATE

Web Ref DPR17311



R1,595,000

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Monthly Bond Repayment R16,463.40
Calculated over 20 years at 11% with no deposit.

Transfer Costs R48,635.00 **Bond Costs** R28,990.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,301.6

CALLING ALL INVESTORS & LARGE EXTENDED FAMILIES (3 BED HOME + SEP 2 BED G - FLAT) (TOTAL RENTAL INC

Set on a great road in a popular neighbourhood. Just a short drive or walk to Sarnia Primary school with easy free way access to the M7 & M13. A great buy for the property investor or extended family not looking for immediate occupation on main the house, as the main house has a lease until roughly middle of the year, 2025. The granny flat is on a month to month.

THE MAIN HOUSE - Offers aluminium windows & tiles throughout. 3 bedrooms (BIC). 2 bathrooms. (Includes a modern ensuite bathroom with a huge shower). Gorgeous kitchen with quartz tops, centre island & gas stove / Elec oven. Sep dining room. Airconditioned lounge. Sliding doors open to an enclosed, very private veranda patio. Swimming pool. Double carport. (Currently let at R13500 per month) (Prepaid electric meter) (Water included).

THE GRANNY FLAT - Is attached...

Features

Pets Allowed	Yes			
Interior		Exterior		Sizes
Bedrooms	3	Garages	1	Land Size
Bathrooms	2	Carports / Parkings	2	1,121m ²
Kitchens	1	Security	Yes	
Recep. Rooms	2	Pool	Yes	
Furnished	No	Views	False	