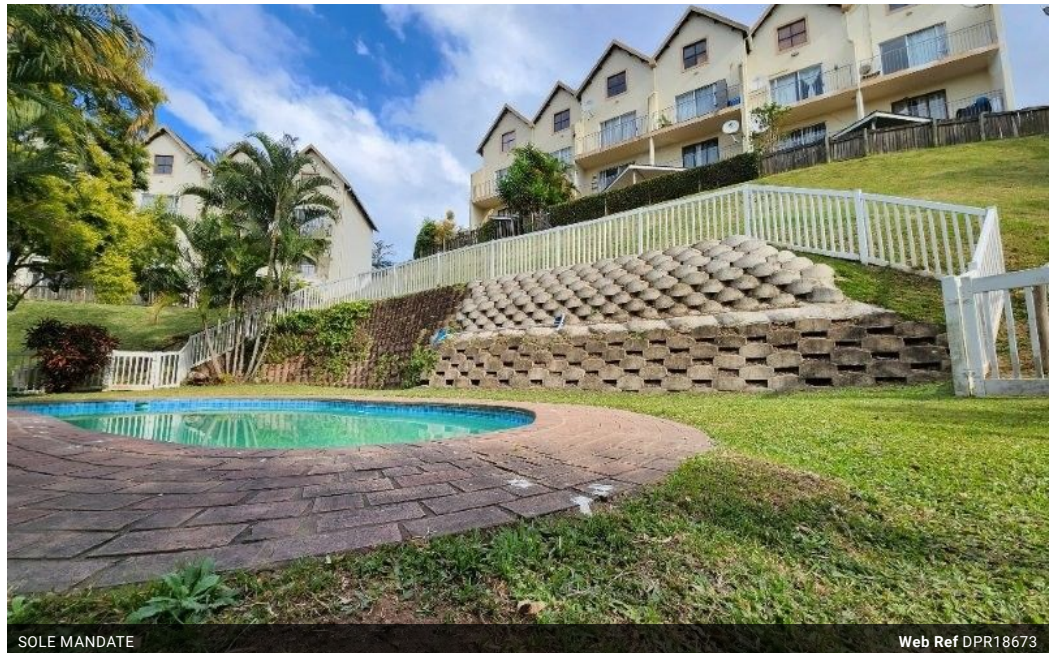




**Brendon Bosch**  
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Contact Pinetown  
**031 8229071**

39 Glenugie Road  
Pinetown



SOLE MANDATE

Web Ref DPR18673



**R575,000**



**Monthly Bond Repayment** R5,935.08  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R21,217.00     **Bond Costs** R15,795.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,740.5     **Monthly Rates** R531

**GREAT 1ST TIME BUY OR PROPERTY INVESTMENT**

Set in a popular complex (Emerald Hill) on Ridge Rd, The Wolds. A brilliant 1st time buy or property investment. Offers an open plan loft bedroom. Lounge with double volume, open beam ceilings. Melamine kitchen. Bathroom. Open balcony with scenic views. 1 covered parking. Swimming pool in complex & 24 Hr manned security.

INVESTORS - The property is currently let at R6065 PM with a long-standing tenant. The tenant will be optional as the rental expires 31st July 2025.

The unit has middleman pre-paid electricity meter and water is included in levy.

**Features**

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	1	Carports / Parkings	1	Floor Size	54m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	1	Views	True		
Furnished	No				