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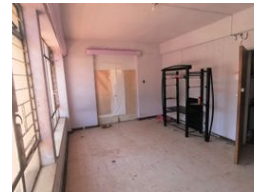
Contact Head Office (JHB,  
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Unit 6 & 8 Rotherfield Trust  
23 Rotherfield Road  
Plumstead  
7800



Web Ref BR-135802-1



**R2,900,000**

25 7

**Monthly Bond Repayment** R29,441.64

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R152,055.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R2,020

**SO MUCH POTENTIAL!!!**

Dont miss out on this one!!!

Here we have a large 495m2 building which offers 35 bedrooms, 7 bathrooms, and underground parking for 8 cars.

The rooms are currently being rented out at 37% capacity and fetching a rental of R19 600 with the potential for much much more. Prepaid water and electricity meters has been installed which means low rates. The block could use some maintenance and renovations but shouldn't affect the rental at all.

This building is conveniently located off Raymond street which is quite popular with students as well as young professionals finding their feet.

The block is in a great location, close to Yeoville Shoprite, very close to the Community Hall, library, Post Office, Police Station, Shoprite, vegetable/fruit market, and Yeoville Boys High School. It is also close to the main taxi and bus...

## Features

### Interior

Bedrooms	25
Bathrooms	7

### Exterior

Carports / Parkings	8
Security	Yes
Pool	No

### Sizes

Land Size	495m <sup>2</sup>
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