

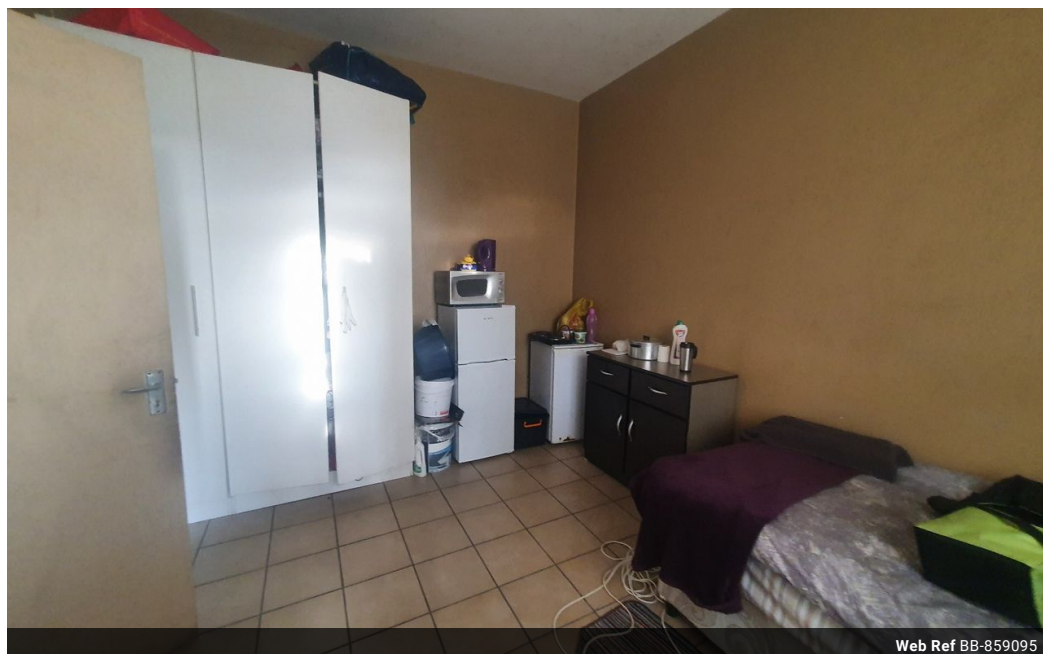


**Shewaan Abarder**  
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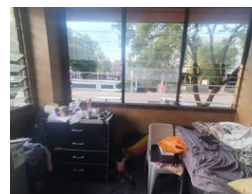
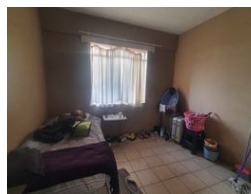
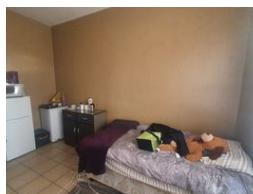
Contact Head Office (JHB,  
Pretoria, Cape Town and Garden  
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Unit 6 & 8 Rotherfield Trust  
23 Rotherfield Road  
Plumstead  
7800



Web Ref BB-859095



R570,000

2.5 1

**Monthly Bond Repayment** R5,786.81

Calculated over 20 years at 10.75% 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** R1,555 **Monthly Rates** R382

### Ideal Investment with Tons Of Potential

Here we have a spacious 100 sqm 2.5 bedroom apartment that was made into a 4.5 bedrooms flat. This flat is in good fair condition on the first floor. The main bedroom has been turned into two extra rooms. The second bedroom was locked but will be made available upon viewing. The large sitting room has been partitioned into an extra bedroom this is a bonus for extra rental income. The unit has a separate bathroom & toilet ideal for being a multi-tenanted unit. The kitchen is neatly fitted. The flat fetches a huge rental income of R10750 per month.

This apartment block has a spacious reception at the entrance. Access into the block is controlled with the use of a tag.

The building is located on Schoemans Street the walking distance of basic amenities such as KWIKSPAR Arcadia, Boston City Campus -Pretoria, Arcadia Primary...

### Features

Interior		Exterior		Sizes	
Bedrooms	2.5	Carports / Parkings	1	Floor Size	100m <sup>2</sup>
Bathrooms	1	Security	Yes		
Recep. Rooms	1.5	Dom. Accom.	1		
Studies	0.5	Pool	No		