

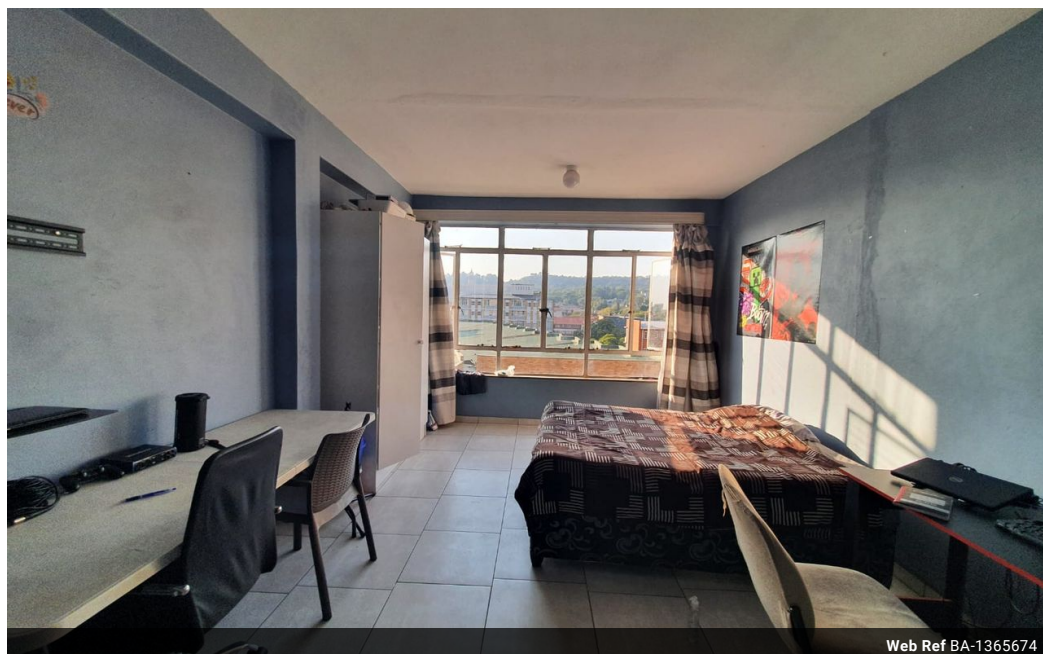


**Shewaan Abarder**  
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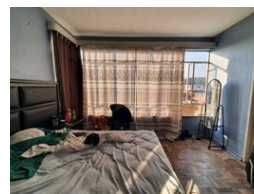
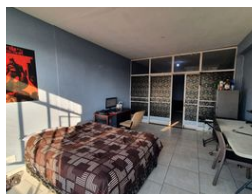
Contact Head Office (JHB,  
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 Route)

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Unit 6 & 8 Rotherfield Trust  
 23 Rotherfield Road  
 Plumstead  
 7800



Web Ref BA-1365674



**R650,000**

2.5 1.5 1

**Monthly Bond Repayment** R6,709.22

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00

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

**Monthly Levy** R3,992

### THE INVESTMENT WITH GREAT EARNING POTENTIAL!!!

Here we have a spacious 87 sqm original 2.5 bedroom apartment. This flat is in good condition on the 6th floor. With a large lounge area that has been converted into a bedroom essentially making this a 3 bedroom flat. The main bedroom is huge and has built-in cupboards. The separate bathroom & toilet make the unit ideal for being multi-tenanted. The kitchen is neatly fitted. The flat comes with a lock-up garage ideal for your storage or parking needs as well as another parking bay.

This apartment block has a spacious reception at the entrance. The lifts are in working condition. Access into the block is controlled with the use of a tag.

The building is located on Johann Street, within walking distance of basic amenities such as KWIK SPAR Arcadia, Pretoria Technical High School, Venning Park, Arcadia Primary School,...

### Features

#### Interior

Bedrooms	2.5
Bathrooms	1.5
Recep. Rooms	1

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No

#### Sizes

Floor Size	87m²
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