

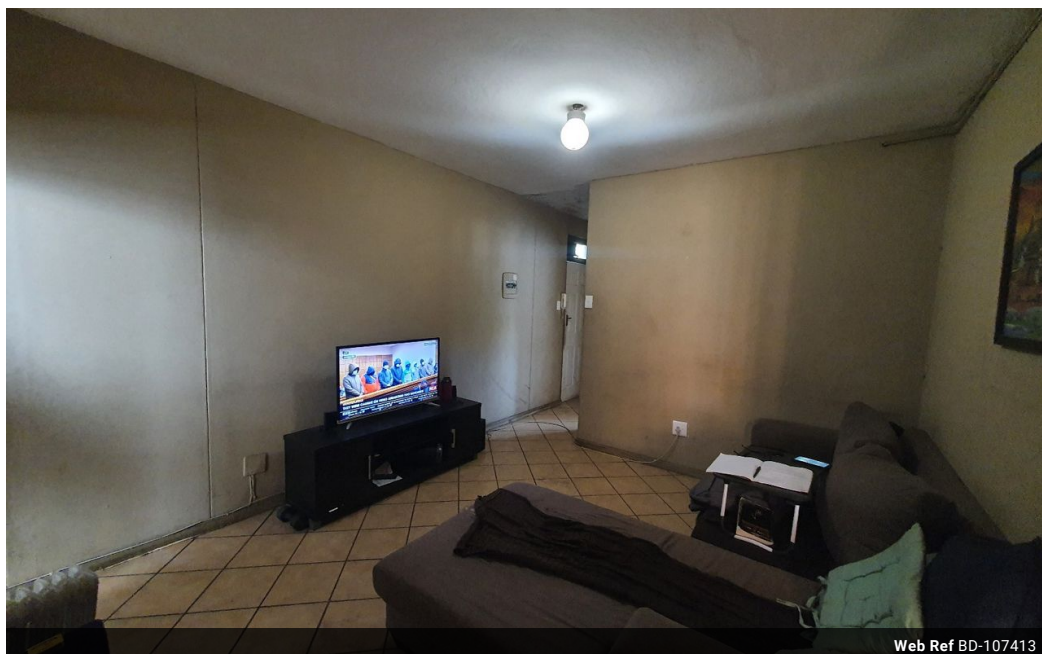


**Shewaan Abarder**  
0760925545  
imaginesales02@gmail.com

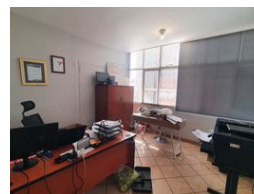
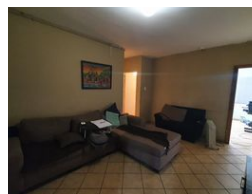
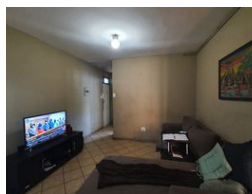
Contact Head Office (JHB,  
Pretoria, Cape Town and Garden  
Route)

+27 712982714

Unit 6 & 8 Rotherfield Trust  
23 Rotherfield Road  
Plumstead  
7800



Web Ref BD-107413



R390,000

2.5 1.5

**Monthly Bond Repayment** R4,025.53

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R16,806.00 **Bond Costs** R11,960.00

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

**Monthly Levy** R2,054 **Monthly Rates** R210

### ONE OF THE BEST LOCATIONS IN SUNNYSIDE!!!

Here we have a 72 sqm 2.5 bedroom apartment. This flat is in good condition on the 2nd floor. With a large sitting room. Part of the sitting room & enclosed balcony has been converted into an extra bedroom. This is a bonus for extra rental income. Essentially making this a 3-bedroom apartment. The rooms are fitted with built-in cupboards. The kitchen is neatly fitted. The separate bathroom & toilet is ideal for having multiple tenants.

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 Reitz Street, within walking distance to basic amenities such as Barclays Square, Sunnyside primary school, UNISA, and Sasol garage, and with good access to transport.

Estimated Monthly Rental – R 6 500 – R 7 000 per month.

Estimated...

### Features

#### Interior

Bedrooms	2.5
Bathrooms	1.5
Recep. Rooms	1

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No

#### Sizes

Floor Size	72m²
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