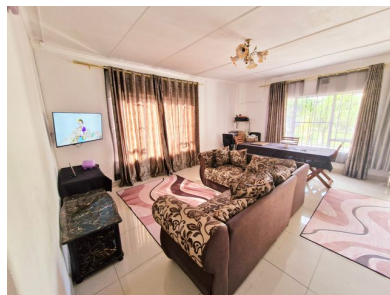
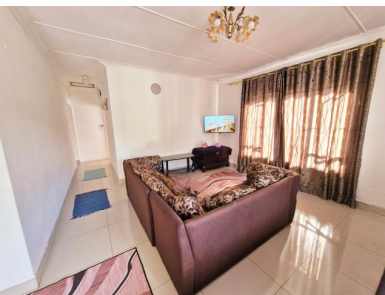




3 1 0



## Charming Home with a Versatile Granny Flat – Ideal Investment Opportunity!

This well-maintained 3-bedroom house, complete with a fully self-contained granny flat, offers both comfortable family living and excellent investment potential.

Each of the three bedrooms is well-sized, with one featuring enough space for a cozy mini walk-in closet and another currently used as a prayer room. The home is rounded out with a shared bathroom, guest toilet, two welcoming lounges, a dining area, and a fitted kitchen – perfect for everyday living and entertaining alike.

The granny flat, originally part of the main house, has been thoughtfully sectioned off and includes its own bedroom, spacious lounge, dining area, bath, and kitchen. It offers great flexibility – keep it as a rental for extra income, or easily convert it back into the main house if desired.

Situated in a great location with ample yard space and plenty of parking, this property is currently tenanted in both units.

### Monthly Bond Repayment

Calculated over 20 years at 11%  
with no deposit.

R13,366.84

### Bond Costs

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

R27,105.00

### Transfer Costs

R37,467.00

### Monthly Rates

R1,020





## INTERIOR

Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	3
Furnished	Yes

## EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	-
Land Size	458m <sup>2</sup>



**Kaylib Baccus**  
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