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## Prime Investment Property with Income-Generating Flatlets

Nestled in tranquil surroundings, this multi-level residential gem offers exceptional value and income potential. The main home combines modern functionality with relaxed living, complemented by three stylish and fully equipped flatlets—perfect for rental income or extended family accommodation.

### Main Residence Highlights:

- Contemporary kitchen with melamine countertops, high-level oven, gas stove, extractor fan, and extended laundry room.
- Spacious open-plan living area with two dining spaces, lounge, and study.
- Main bedroom upstairs with en-suite bathroom (bath, toilet, basin).
- Double automated garage with remote-controlled access and intercom system.
- Splash pool and beautifully maintained garden ideal for entertaining.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R22,335.04

### Bond Costs

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

R34,625.00

### Transfer Costs

R89,947.00

### Monthly Rates

R2,420





### INTERIOR

Bedrooms	6
Bathrooms	4
Kitchens	3
Recep. Rooms	3
Furnished	Yes

### EXTERIOR

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

### SIZES

Floor Size	-
Land Size	2,169m <sup>2</sup>



**Laetitia Rothman**  
Candidate Property Practitioner

**084 941 3490**  
laetitia.r@finehome.co.za



**Aaron Borchard**  
Broker Manager

Registered with PPRA (FFC 1240180)  
**071 605 3741**  
aaron@finehome.co.za

