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Exceptional Investment opportunity in the heart of Fontainbleau

Nestled in a lush, tree-lined corner of the peaceful Northern Suburbs, this expansive 1784 sqm move-in-ready property blends vintage charm with modern comforts. Fully tenanted and producing a current rental income exceeding R70,000 per month, it offers not just security and tranquility—but also financial freedom.

Key Investment Highlights:
• Currently earning over R70,000 monthly from long-term, reliable young professional tenants in both the main house and garden cottages.
• Ideal for business ventures such as:
o Airbnb or backpacker accommodation
o A retirement village, rehab centre, or pre-school
o Veterinary practice

Four One-Bedroom Garden Cottages:

Each self-contained unit includes:

• A private bedroom

• Lounge

• Kitchen

• Bathroom

• Geyser

• Prepaid electricity meter

• Access to 4 undercover parking bays behind Gate 2

The shared garden offers a charming braai area and outdoor seating under cover.

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Additional Features:
• 200 Mbps fibre internet throughout
• Laundry with Maytag washing machine & drying rack
• 9-page detailed Inventory of Contents included in the sale
• Irrigation system covering garden and external greenery
• Fire safety system with wall-mounted hose reel
• Electricity timer to optimize utility usage

Unmatched Security

Monthly Bond Repayment	R58,883.28	**Bond Costs**	R65,785.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R495,807.00	**Monthly Rates**	R1,277.5

INTERIOR

Bedrooms	11
Bathrooms	7
Kitchens	1
Recep. Rooms	2
Furnished	Yes

EXTERIOR

Carports / Parkings	11
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	Yes

SIZES

Floor Size	750m^2
Land Size	1,784m^2

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