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## 11 Bedroom House For Sale in Homelake

### STUDENT ACCOMMODATION / GUEST HOUSE FOR SALE

This property presents an excellent investment opportunity, ideal for student accommodation or as a guest house, located in a highly sought-after area with easy access to amenities and public transport. It's perfectly suited for those working nearby but living further away, offering a convenient and comfortable living arrangement during the week.

The main house boasts five spacious rooms, three of which are equipped with built-in cupboards (BIC) and tiled floors. One room features an en-suite bathroom, while the remaining rooms share a separate bathroom with a shower.

The second house on the property offers four well-appointed rooms, three of which also come with BIC and tiled floors. A communal kitchen and lounge area promote shared living, and the shared bathroom ensures functionality and convenience for all residents.

#### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R9,289.34

#### Bond Costs

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

R23,335.00

#### Transfer Costs

R30,412.00

#### Monthly Rates

R817



INTERIOR

Bedrooms	11
Bathrooms	4
Kitchens	1
Recep. Rooms	1
Furnished	Yes

EXTERIOR

Carports / Parkings	1
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

SIZES

Floor Size	324m <sup>2</sup>
Land Size	991m <sup>2</sup>



CHABI MAOBA  
Agent  
**065 563 0210**  
chabi@finehome.co.za

