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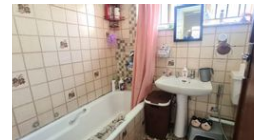
Contact Choprop Sales

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146 Willem Botha Street  
Wierda Park  
0157



Web Ref RL12646



**R2,595,000**

 8
  4
  2

**Monthly Bond Repayment** R26,345.19

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R123,320.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R1,000

## INVESTMENT IN AN IDEAL LOCATION! BOASTING HIGH RETURN IN INCOME! ERASMIA!

This is an ideal property for any investor out there!

Comprising of 3 rental income units on a spacious plot.

Unit 1

2 rooms with built-in cupboards, open plan lounge, dining and kitchen with one bathroom. Prepaid electricity

Unit 2 -

2 rooms with built-in cupboards, open plan fully fitted kitchen & 1 bathroom. This unit has a gas geyser, prepaid electricity and its own private back yard.

Unit 3

Main House - 3 spacious and bright bedrooms, 2 bathrooms, a separate lounge and dining room. A study and entertainment area leading out from the enclosed sun room. The back garden is super spacious and beautifully designed with a braai area and entertainment patio. There is a variety of fruit trees and exotic rose plants.

This property also comes with a double garage that parks upto 6 cars and also a back storeroom...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	8
Bathrooms	4
Kitchens	3
Recep. Rooms	6
Studies	1

### Exterior

Garages	2
Carports / Parkings	3
Dom. Accom.	1
Pool	No

### Sizes

Floor Size	609m <sup>2</sup>
Land Size	1,535m <sup>2</sup>