



Sivanandan
Govindasamy Packary
0824920583
siva@choprop.co.za

Contact Choprop Sales

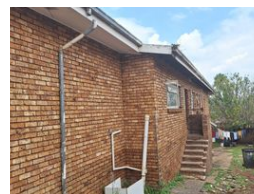
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146 Willem Botha Street
Wierda Park
0157



SOLE MANDATE

Web Ref RL28354



R1,500,000

16 4 2

Monthly Bond Repayment R15,228.43

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R45,785.00 **Bond Costs** R28,990.00

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

Monthly Rates R1,450

Prime Investment Opportunity in Laudium - Multi-Tenanted Property with High Rental Yield

Make this investment opportunity yours to own today!!!

Discover this exceptional multi-tenanted property, perfectly positioned in a thriving community. Offering a diverse range of rental opportunities, this high-yield asset features two separate shops and five residential units, making it an ideal addition to any property portfolio.

Residential Units:

Cozy 1-bedroom units with shared kitchens, bathrooms, and common areas-ideal for singles or couples.

18 single rooms, with 12 currently occupied.

Total rental income: R24,950 per month (with room for growth).

The units require TLC, presenting an opportunity for value appreciation.

Retail Spaces:

Two separate shops offering excellent rental income potential.

The supermarket is also landlord-managed, generating additional revenue.

Investment

Features

Interior

Bedrooms	16
Bathrooms	4
Kitchens	3
Furnished	No

Exterior

Garages	2
Carports / Parkings	4
Security	No
Pool	No
Views	True

Sizes

Floor Size	410m ²
Land Size	765m ²