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146 Willem Botha Street  
Wierda Park  
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Web Ref RL13438



**R1,500,000**

 7  8

**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** R820

INVESTMENT OR JUST PERFECT AS A 3 PART FAMILY HOME! HIGH INCOME POTENTIAL! LAUDIUM!

#### BARGAIN

This property is an ideal as a investment potential or a perfect extended family home. It comprises of 3 separate sections with their own entrances.

#### Section 1

3 bedrooms, 4 bathrooms, a kitchen, open plan lounge & dining area. All bedrooms are en-suite, tiled and come with fitted built-in cupboards.

#### Section 2

3 bedrooms, 3 bathrooms and a guest toilet. A fitted kitchen and lounge. This section is also fully tiled.

#### Section 3

1 bedroom, open plan lounge and kitchen with 1 bathroom.

All 3 units have prepaid electricity meters, making it very practical as an investment unit. Rental income is of a high return.

## Features

### Interior

Bedrooms	7
Bathrooms	8
Kitchens	3
Recep. Rooms	5

### Exterior

Carports / Parkings	5
Pool	No

### Sizes

Floor Size	350m <sup>2</sup>
Land Size	515m <sup>2</sup>