



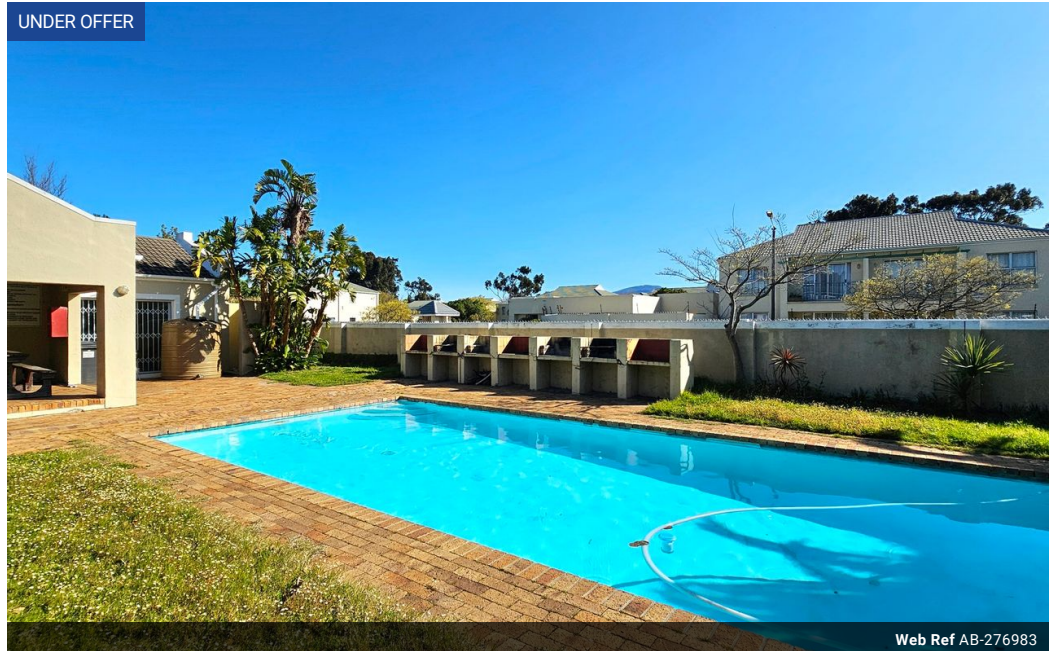
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Unit 6 & 8 Rotherfield Trust
23 Rotherfield Road
Plumstead
7800

UNDER OFFER



Web Ref AB-276983



R875,000



Monthly Bond Repayment R9,031.65
Calculated over 20 years at 11% with no deposit.

Transfer Costs R28,244.00 **Bond Costs** R21,450.00

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

Monthly Levy R1,061 **Monthly Rates** R201

Sole Mandate – Priced to Sell! Highly Sought-After Secure Complex

Short walk from Access Park and Kenilworth Shopping Center, making it a highly desirable location. The secure complex offers a range of amenities, including a communal pool and braai area, perfect for enjoying Cape Town's sunny summer days. Families will love the large communal gardens with jungle gyms, and 24/7 security guards ensure peace of mind.

The apartment is in fair condition and currently tenanted, offering a fantastic opportunity for buy-to-let investors. With some minor updates, a rental income of approximately R8,000 per month is achievable. This property is ideal for those seeking a solid investment in a safe, family-friendly Cape Town neighborhood or for first-time buyers looking for a secure and welcoming community.

The 1st-floor unit features a Juliet balcony off the lounge, an open-plan kitchen, and a...

Features

Pets Allowed Yes

Interior

Bedrooms	1
Bathrooms	1
Recep. Rooms	1

Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes

Sizes

Floor Size	31m ²
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