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Unit 6 & 8 Rotherfield Trust  
23 Rotherfield Road  
Plumstead  
7800



**R1,195,000**

 2  1

**Monthly Bond Repayment** R12,334.65  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R1,585 **Monthly Rates** R350

### Beachfront complex with 24 hour security. Sea Facing Apartment

Sunrise Villas is located opposite Muizenbergs Sunrise Beach. Offering lovely communal pool and braai area making this the perfect beach lifestyle location. Short walk to Putt Putt, waterslides and Surfers Corner. Easy access onto the M5.

Apartment offers 2 bedrooms with built in cupboards. Open plan kitchen and lounge leading to sunny balcony with Sea Views. Bathroom with bath and separate shower.

Beautiful uninterrupted sea views from the kitchen/lounge and main bedroom. The unit is located in the best part of the complex ie sea facing. Unit is located on the 2nd floor

Comes with secure parking bay. Option to possibly purchase with a garage depending on offer amount.

Currently tenanted with great tenants for buy to let investors. Current rental is R7900.

Viewing by appointment only!!

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	63m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	1				
Furnished	No				