



**Shewaan Abarder**  
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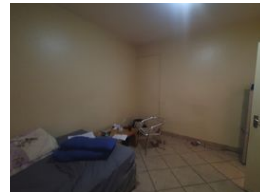
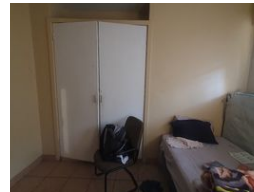
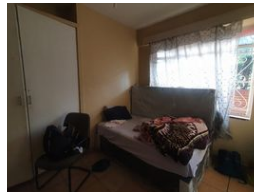
Contact Head Office (JHB, Pretoria, Cape Town and Garden Route)

+27 712982714

Unit 6 & 8 Rotherfield Trust  
23 Rotherfield Road  
Plumstead  
7800



Web Ref BD-118821



**R575,000**

 3  2.5

**Monthly Bond Repayment** R5,935.08  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R21,217.00 **Bond Costs** R15,795.00

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

**Monthly Levy** R2,033 **Monthly Rates** R251

### THE PERFECT INVESTMENT!!!

Here we have a spacious 94 sqm 3 bedroom apartment. This flat is in good condition on the ground floor. The main bedroom has an ensuite. The main bedroom was locked but will be made available upon viewing. The large sitting room has been partitioned into an extra bedroom this is a bonus for extra rental income. The unit has a separate bathroom & toilet ideal for being a multi-tenanted unit. The kitchen is neatly fitted.

This apartment block has a spacious reception at the entrance. Access into the block is controlled with the use of a tag.

The building is located on Schoemans Street the walking distance of basic amenities such as KWIKSPAR Arcadia, Boston City Campus -Pretoria, Arcadia Primary School, Venning Park, BP Garage, and with good access to transport.

Estimated Monthly Rental – R 8 000 – R 9 000 per month....

### Features

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	1

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No

#### Sizes

Floor Size	94m <sup>2</sup>
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