



**Michelle Esterhuizen**

Non-Principal Property  
Practitioner  
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Oak Avenue Office Park  
376 Oak Avenue  
Ferndale  
Randburg  
2194

## 1 Bedroom Apartment For Sale in Modderfontein



Web Ref RL6548



**R850,000**

1 1

**Monthly Bond Repayment** R8,629.45

Calculated over 20 years at 10.75% 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** R2,240 **Monthly Rates** R864

### Luxury Apartment Living

Luxury, spacious one bedroom apartment situated on the top floor with views in sought after estate.

The apartment consists of one bedroom leading onto double volume balcony, one full bathroom, open plan kitchen (appliances include fridge, dish washer, washing machine and tumble dryer), living area leading onto double volume balcony with a view.

#### INCOME GENERATOR

There is currently a tenant in occupation until end September and paying a monthly rental of R8500 per month excluding utilities.

24hr manned security.

Pet friendly.

One covered parking.

Ample visitors parking.

The complex has a lifestyle centre which offers

gym

restaurant

games room

swimming pool

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	1
Bathrooms	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	67m <sup>2</sup>
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#### Extras

Balcony Built-in Kitchen Appliances Built-in Wardrobes Covered Parking Pets Allowed Security Shared Pool Shared Spa Shared Gym Shared Spa Children's Pool Children's Play Area Conf

