



**Boitumelo Maetle**  
Candidate Property  
Practitioner  
Registered with PPRA  
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Contact Propcore Real Estate

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Oak Avenue Office Park  
376 Oak Avenue  
Ferndale  
Randburg  
2194



SOLE MANDATE

Web Ref RL7407



R1,400,000

3 2

**Monthly Bond Repayment** R14,213.21

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R40,617.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R3,273.7

## Stunning, Marvellous Three Bedroom Ground Floor Apartment

This stunning, Airy ground floor apartment offers 3 bedrooms and 2 bathroom accompanied by a beautiful private garden, offers a blend of comfort, peace and convenience.

Investor's Dream:

This apartment comes with a reliable tenant in place, making it an exceptional investment opportunity. The current rental income is R12,500 per month.

As you step in, you're greeted by a warm and inviting living space adorned with contemporary finishes and ample natural light. The open-plan layout seamlessly connects the living, and kitchen areas creating an ideal space for relaxation and entertainment, welcoming and spacious. It offers breakfast countertop and separate kitchen preparation countertop, plenty of storage and space for 3 kitchen appliances.

It offers three bedrooms with Main bedroom on en-suite and opens to the garden...

## Features

### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	No

### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	86m²
Land Size	86m²

