

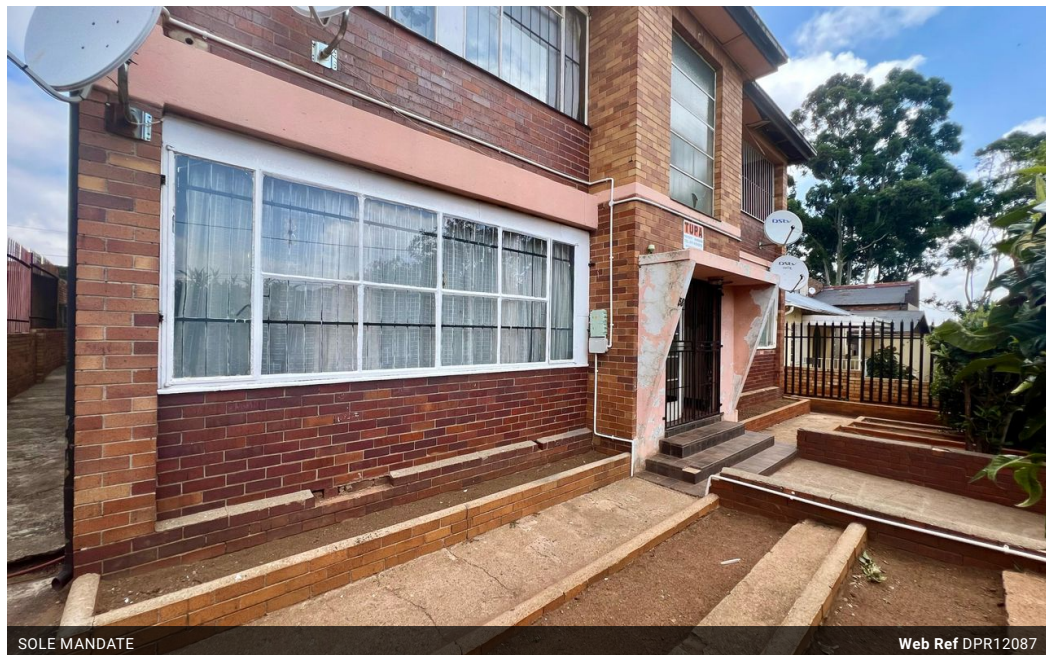


**Kyle De Aguiar**  
Candidate Property Practitioner  
Registered with PPRA  
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072 137 4699  
kyled@dpg.co.za

Contact DPG Albertyon/JHB  
South

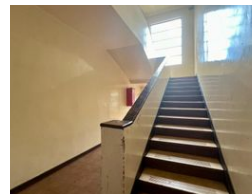
011 5539200

95 Victoria Street,  
Oakdene,  
Johannesburg,  
Gauteng,  
2190



SOLE MANDATE

Web Ref DPR12087



**R1,200,000**

8 4

**Monthly Bond Repayment** R12,182.75

Calculated over 20 years at 10.75% 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 Rates** R1,200

Calling Investors. Four Apartments in a Primely Located Building.

An Ideal Investment Opportunity to own in an Exclusive Complex within the Rosettenville Area. All Four apartments are currently tenanted with Rent Rolls available on Request The exterior of the building has been well maintained through the years providing reassurance as to the longevity of an investment of this nature.

Details of the Each Apartments:

- Under Roof: +- 100sqm
- 2 Bedrooms (Second Bedroom is sizeable and will allow for adjustments for a 3rd Bedroom with minimal investment.)
- 1 Bathroom
- Sizeable Living Spaces Throughout
- Kitchen
- Entrances from the Front of the Property and the back entrance.
- One Designated parking per Apartment.
- Relatively good condition throughout. TLC is required on certain parts of the building.
- Utilities are metered and charged according to each tenants usage.
- Generating a Gross...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 8  
Bathrooms 4  
Kitchens 4  
Recep. Rooms 8  
Studies 4  
Furnished No

### Exterior

Carports / Parkings 4  
Security Yes  
Pool No  
Views False

### Sizes

Floor Size 420m<sup>2</sup>  
Land Size 498m<sup>2</sup>

