

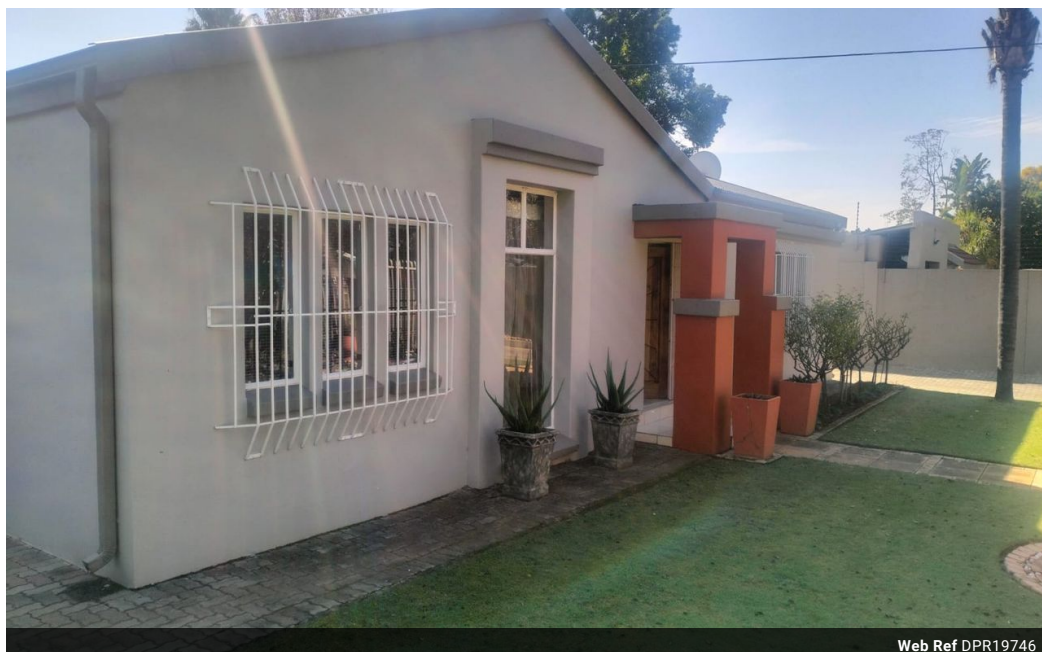


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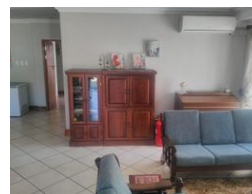
Contact Pretoria Moot

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1170 Moulton Ave
Waverley
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0186



Web Ref DPR19746



R4,220,000

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Monthly Bond Repayment R42,842.66

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R310,041.00 **Bond Costs** R55,380.00

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

Monthly Rates R1,474

Great property in sought after part of Waverley

This beautiful property features not 1, not 2 but 3 homes on this spacious burger stand.

Main house features a 2 bedroom flatlet, 4 bedrooms, 2 bathrooms and 3 garages. House 2 offers 1 bedroom, one bathroom with own garage, and the third home (in process of building) will feature 3 bedrooms, and two bathrooms (building plans are approved)

This amazing opportunity currently offers a rental income of R14 000, and with the completion of the final 3 bedroom property, that can be increased.

Various extras:

- Fireplace in main home
- Electric gates
- CCTV System
- Pre-paid electricity

This opportunity is one not to missed!

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	3
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	No
Views	False

Sizes

Floor Size	848m ²
Land Size	2,555m ²