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BANK ASSISTED

Web Ref RL37045



### R2,900,000



7



7

**Monthly Bond Repayment** R29,441.64

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R152,055.00

**Bond Costs** R42,185.00

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

**Monthly Levy** R2,000

**Monthly Rates** R1,000

### Invest In Good Location

Secure a prime 5-bedroom property with 2 bachelor flats in the heart of Hatfield, ideal for students or young professionals.

With an estimated rental income of R26,250, this property offers excellent investment potential. The main house features communal kitchens and bathrooms, perfect for shared living, while the bachelor flats come with private kitchens and bathrooms. The property includes a lapa with a built-in BBQ stand, and ample land to expand with additional rental units. Conveniently located near key amenities like the Gautrain Station, University of Pretoria Sports ground, Hatfield Square Shopping Centre, and the N1 Highway, this property is a must-see for investors.

### Features

#### Interior

Bedrooms	7
Bathrooms	7
Kitchens	3
Recep. Rooms	4
Studies	7
Furnished	No

#### Exterior

Carports / Parkings	3
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	257m <sup>2</sup>
Land Size	1,276m <sup>2</sup>