

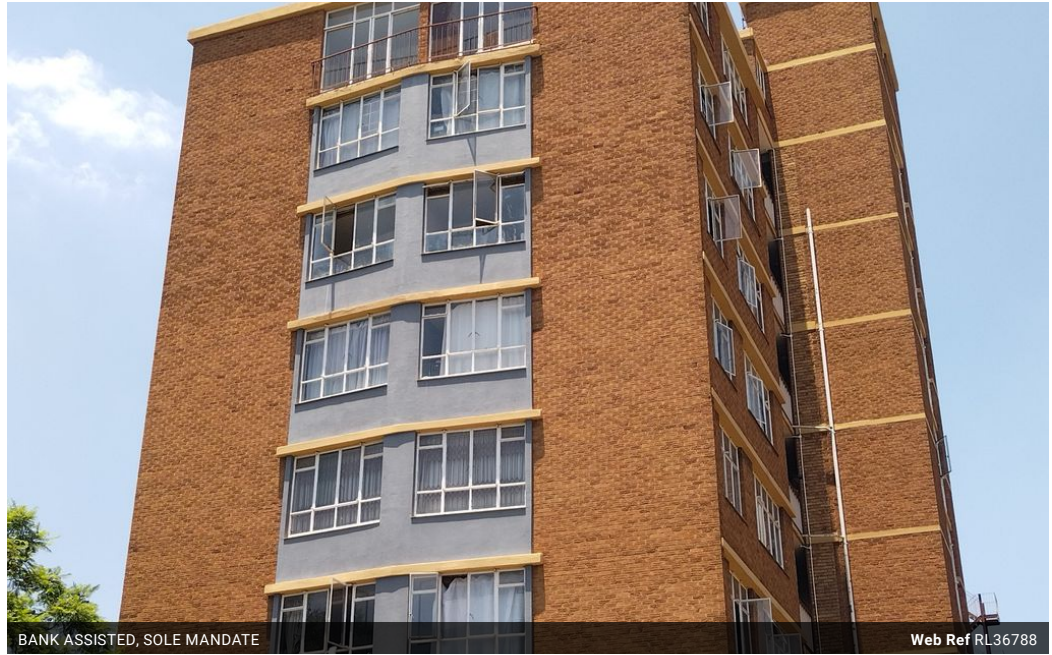


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46 13th Street  
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BANK ASSISTED, SOLE MANDATE

Web Ref RL36788



R500,000

**Monthly Bond Repayment** R5,160.94  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R19,049.00    **Bond Costs** R13,910.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,091    **Monthly Rates** R500

2.5    2    1

Fresh in the market.

Currently making R9100,00 on rent. The comfortable 2.5 bedroom partitioned with extra room that makes it 3.5 bedroom

This property presents an excellent investment opportunity, featuring a well-designed enclosed kitchen that leads seamlessly onto an enclosed balcony—ideal for conversion into an additional bedroom or study. The spacious bedrooms provide enough living space, ensuring comfort for tenants.

Situated on a convenient road with easy access to Johannesburg and major city routes, this property offers a strategic location for commuters. Additionally, its proximity to UNISA makes it particularly appealing to students, ensuring steady demand for rental accommodation. Whether you're looking to capitalize on rental income or secure long-term growth, this property offers a prime location and flexible living space

Call...

Features

Interior		Exterior		Sizes	
Bedrooms	2.5	Garages	1	Floor Size	79m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Studies	1				
Furnished	No				

