



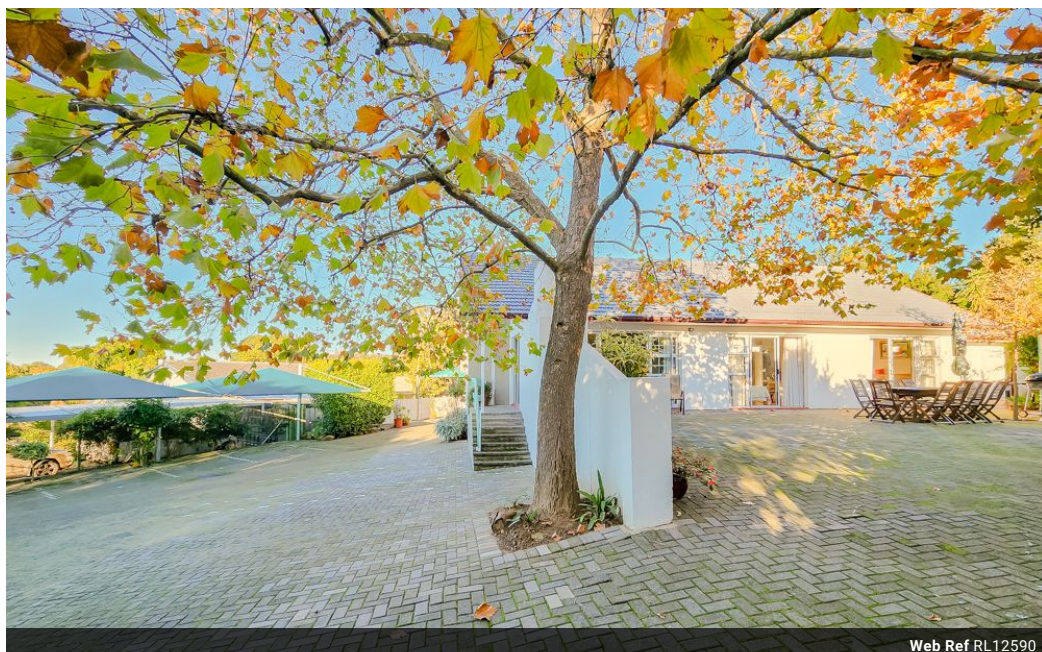
Pieter De Swardt  
083 460 8137  
pieter@louwcoetzee.co.za

Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville

3 Bedroom Freestanding For Sale in Eversdal



Web Ref RL12590



R9,800,000



3



3

**Monthly Bond Repayment** R97,841.23

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R958,914.00

**Bond Costs** R84,785.00

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

**Monthly Rates** R5,781.5

**Excellent Opportunity! 3 Bed 3 Bath - House With 8 Flats !**

Joint Mandate:

\* CURRENT PASSIVE RENTAL INCOME OF R69 250 p/month (excl 1 Unit currently storage area)

\* PROPOSED RENTAL INCOME OF ± R89 500 p/month. (T's & C's Apply)

Once in a lifetime opportunity awaits a buyer!

- \* All Fully Furnished (Inventory Available)
- \* All monthly tenanted (but one currently storage)
- \* All in good condition
- \* All Wi-Fi
- \* All units have either a shaded or open, secure parking
- \* All possible of much higher rentals

MAIN HOUSE

\* Sunny 3 Beds, 3 Baths, Lounge-Dining & Kitchen & Large private north-facing private area with own braai.

\* Not Furnished

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	11	Land Size	1,719m²
Bathrooms	3	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				

### Extras

Covered Patio Open Braai Extra Parking Freestanding North Conventional TV Port Scullery Air Conditioner Open Plan Aluminium Window Steel Three Phase Electricity Electrical Geysers with high/low pressure Fireplace Satellite Dish Fibre Gas Bottle