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## Kipling Road *Laguna*



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# LWP

PROPERTIES

## INVESTMENT OPPORTUNITY: MODERN 2-BEDROOM APARTMENT IN A PRIME LIFESTYLE COMPLEX IN BARBEQUE DOWNS

WEB REF: RL4598

# R1,095,000

ERF SIZE: 69m<sup>2</sup>

FLOOR SIZE: 69m<sup>2</sup>

RATES AND TAXES: R1,236

LEVIES: R3,259



Asking potential investors to view and negotiate from 900 000

This stylish 2-bedroom, 1-bathroom apartment on the first floor is an excellent investment opportunity, offering both comfort and convenience in the sought-after Barbeque Downs area.

#### Key Features:

Ideal Investment – Already tenanted, ensuring immediate rental income.

Flexible Occupation – Open to negotiation for homeowners looking to occupy.

Modern Living – Open-plan design with a well-appointed open-plan kitchen, enough room for 2 appliances, spacious lounge, and private balcony.

Lifestyle Complex – Enjoy top-class amenities, including a clubhouse, swimming pool, landscaped gardens, an outdoor gym/play area and 24/7 security.

Prime Location – Close to major shopping centers such as the newly developed Kyalami Corner and Mall of Africa, various schools, and business hubs, with easy access to highways.

Secure your investment today!

Viewing will be scheduled by appointment subject to availability.

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors/ omissions which may occur.

