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## FANTASTIC INVESTMENT OPPORTUNITY

WEB REF: RL4351

# R949,000

**ERF SIZE:** 120m<sup>2</sup>

**FLOOR SIZE:** 86m<sup>2</sup>

**RATES AND TAXES:** R450

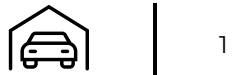
**LEVIES:** R1,400



2



2



1

Discover this stunning 2 bed, 2 bath simplex featuring a wraparound garden, brand new tiles throughout, sunny bedrooms, and a spacious kitchen awaiting your personal touch. The property also includes an extra-length lock-up garage.

This freshly painted and tiled home boasts a large open-plan living area and bright bedrooms with views of your private garden. Each bedroom has its own bathroom; one with a shower and the other with a bath. Outside, enjoy the wraparound garden with a built-in braai, perfect for pet owners with room for two pets.

Currently tenanted, this property offers a great investment with a fantastic tenant in place on a lease from August 1, 2024, to July 31, 2025, paying R7,500 per month excluding water and lights.

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

