

# 110

Hornbill Road  
*Marrakesh*



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# LWP

PROPERTIES

## UNLOCK THE DOOR TO A HASSLE-FREE INVESTMENT WITH THIS METICULOUSLY MAINTAINED 2-BEDROOM, 1-BATHROOM.

WEB REF: RL3990

# R1,200,000

**ERF SIZE:** 100m<sup>2</sup>

**FLOOR SIZE:** 68m<sup>2</sup>

**RATES AND TAXES:** R800

**LEVIES:** R2,800



2



1



2

Boasting modern amenities, a covered patio, a garden with untapped potential, and a current tenant already in residence, this property offers an exceptional opportunity for discerning investors seeking immediate returns and long-term growth.

This garden apartment comes with a reliable tenant already in place, providing an immediate stream of rental income. Savvy investors will appreciate the stability and convenience of this turnkey property.

Inside, the apartment features inviting carpeted rooms that create a warm and comfortable atmosphere. The living area is spacious and welcoming, making it a comfortable space for relaxation.

The kitchen is designed for efficiency and comes with space for an under-counter appliance, allowing for convenient meal preparation and storage.

Step outside to your private covered patio, an ideal spot for tenants to unwind and enjoy the outdoors. It adds an extra layer of appeal to the property, enhancing its value.

Providing added convenience and security, this property includes two dedicated covered parking spaces for the tenant's use.

Stay ahead of the curve with high-speed internet options. This property is fibre-ready, ensuring that tenants can stay connected seamlessly.

The garden is a blank canvas waiting for your creative touch. With potential for landscaping improvements, it can be transformed into a beautiful outdoor space, further enhancing the property's appeal.

Situated in a peaceful and convenient location, this garden apartment offers easy access to schools, shopping centers, dining options, and public transportation. Major roadways are nearby, making commuting a breeze for tenants.

This garden apartment is not only a turnkey investment with an existing tenant but also presents the potential for long-term value appreciation. Investors can benefit from immediate rental income while planning future improvements to maximize returns.

