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UNDER OFFER



SOLE MANDATE

Web Ref RLS978310



**R6,500,000**

10 3

**Monthly Bond Repayment** R64,894.69

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R578,970.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R3,345

## INVESTMENT OPPORTUNITY in the heart of Rondebosch

SOLE MANDATE

On the doorsteps of UCT, shopping centres and vibey eateries  
Currently run as student digs, Devonshire House  
Excellent return on investment - GR4 zoning

Leases in place until December 2025  
Main house has 7 bedrooms - all furniture included  
Separate cottage - has 3 bedrooms

### EXTERIOR

Double carport  
Keypad access & secured with electric fence  
Lawned area - with built in braai  
Large stoep...chill out zone  
Plus opportunity to sectionalise a piece of vacant land 160 sqm

Student accommodation accredited by UCT

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 10  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 2  
Furnished No

### Exterior

Carports / Parkings 2  
Security Yes  
Pool No  
Views False

### Sizes

Floor Size 248m<sup>2</sup>  
Land Size 635m<sup>2</sup>

