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SOLE MANDATE

Web Ref RL15439



**R850,000**

 2  1

**Monthly Bond Repayment** R8,773.60  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R28,244.00 **Bond Costs** R21,450.00

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

**Monthly Levy** R2,100

## 2 Bedroom Apartment For Sale in Guldenland

I'm excited to present this spacious 60m<sup>2</sup> ground-floor apartment, ideally situated in a well-maintained complex just moments away from Strand's stunning beaches and all the essentials.

The apartment offers two bedrooms with built-in cupboards and fitted carpets, a full bathroom with a bath, shower, basin, and toilet, and a generous open-plan lounge and kitchen. The kitchen has ample cupboard space, an under-counter oven, and a hob. Pre-paid water and electricity meters, along with easy-to-maintain tiled floors, make this home both practical and convenient. Currently tenanted, the property generates a potential rental income of R6,750 per month, making it a fantastic buy-to-let investment. You'll also enjoy additional perks such as an allocated parking bay and outstanding complex amenities, including 24/7 security, a building...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	2	Carports / Parkings	1
Bathrooms	1	Security	Yes
Kitchens	1	Pool	Yes
Recep. Rooms	1	Views	False
Furnished	No		
			Floor Size 60m <sup>2</sup>
			Land Size 9,781m <sup>2</sup>