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### R2,100,000

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**Monthly Bond Repayment** R21,675.96

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R83,947.00   **Bond Costs** R34,625.00

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

**Monthly Rates** R1,100

Fixer upper in Rooihuiskraal for sale call now to book a appointment

**\*\*Fixer Upper Investment Opportunity\*\***

Unlock the potential of this versatile investment property! This spacious fixer-upper features a main house with 3 bedrooms, 2 bathrooms, and a generous lounge and dining area, perfect for family gatherings. Enjoy outdoor living with a pool and a cozy lapa/braai area, ideal for entertaining.

In addition to the main residence, this property includes two flats:

- **\*\*Flat 1\*\***: A comfortable 2-bedroom, 1-bathroom unit

- **\*\*Flat 2\*\***: A cozy 1-bedroom, 1-bathroom unit

The expansive yard offers ample space for gardening or additional development. Don't miss this chance to transform this property into your dream home or a lucrative rental opportunity! Schedule a viewing today!

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Garages	3	Floor Size	500m <sup>2</sup>
<b>Interior</b>		Security	Yes	Land Size	1,567m <sup>2</sup>
Bedrooms	6	Pool	Yes		
Bathrooms	4	Views	False		
Kitchens	3				
Recep. Rooms	4				
Furnished	No				

