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SOLE MANDATE

Web Ref RL4655



**R850,000**

**Monthly Bond Repayment** R8,629.45

Calculated over 20 years at 10.75% 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** R732

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### Lock-Up-And-Go Living With Income Potential

Offered on an Exclusive Mandate, this well-maintained one-bedroom apartment for sale in Bellville is a smart option for first-time buyers, couples or investors seeking a secure, low-maintenance home in a central location. Positioned on the third floor of a well-run complex, it offers easy access to major highways and public transport – one of the area's top advantages. With current rental income of R7 500 per month, this apartment for sale in Bellville is also a compelling investment.

The interior features an open-plan layout that connects the living area to a compact kitchenette fitted with an electric hob, oven, laminated cupboards, a breakfast nook and space for two appliances. The double-volume bedroom includes built-in cupboards, and the bathroom offers a shower, washbasin and toilet. There is also a shared laundry area...

### Features

| Interior     |    | Exterior            |       | Sizes      |                  |
|--------------|----|---------------------|-------|------------|------------------|
| Bedrooms     | 1  | Carports / Parkings | 1     | Floor Size | 38m <sup>2</sup> |
| Bathrooms    | 1  | Security            | No    |            |                  |
| Kitchens     | 1  | Pool                | No    |            |                  |
| Recep. Rooms | 1  | Views               | False |            |                  |
| Furnished    | No |                     |       |            |                  |

