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## Investment Opportunity - LAND FOR SALE

Investors!! A lucrative offer is now available in the prime boomed of suburb of Observatory Jhb. A walk away from prestigious schools and easy access to all other amenities, the suburb is centrally located. A 2-bedroom cottage on 1000m<sup>2</sup> plot which is well suited and approved for development of 4 townhouses up to 3 floors in height. The cottage may be rented out- either earn rental income while your building project resumes; or live in and oversee your project in progress. Accommodation in the area is in high demand due to safety and care by residents' associations and secure lifestyle provided by 24 hr. security patrols all within boomed off suburb.

### Property Details

Purchase Price R 1 700 000

Building Size 67m<sup>2</sup>

Price Per SQMR 2857 m2

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R16,515.01

### Bond Costs

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

R28,990.00

### Transfer Costs

R48,785.00

### Monthly Rates

-





### INTERIOR

Bedrooms -  
 Bathrooms -  
 Kitchens -  
 Recep. Rooms 0  
 Furnished Yes

### EXTERIOR

Carports / Parkings -  
 Security Yes  
 Dom. Accom. -  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 1,000m<sup>2</sup>  
 Land Size 2,164m<sup>2</sup>



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