

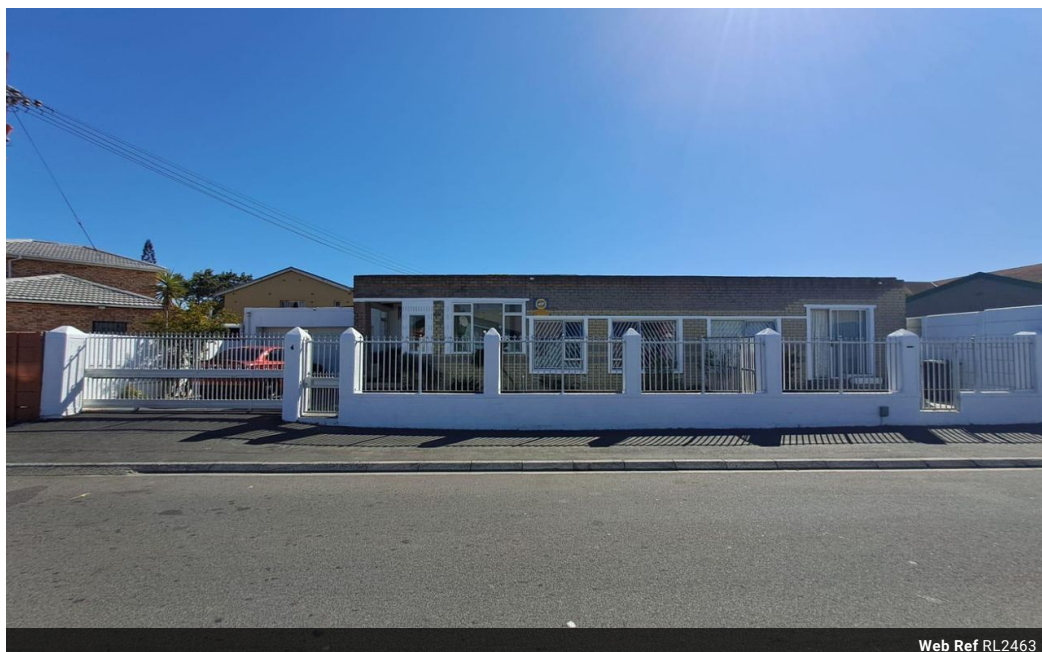


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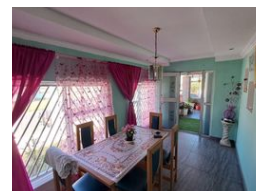
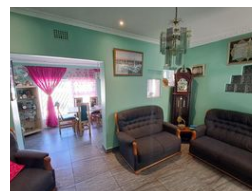
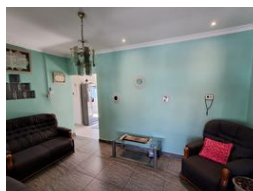
Contact Head Office

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Web Ref RL2463



**R2,700,000**

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**Monthly Bond Repayment** R27,869.09  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R133,887.00 **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R972.6

### Spacious 6-Bedroom Home with Multiple Flatlets & Ample Parking

Nestled in the heart of Ruyterwacht, this versatile and secure property offers the perfect blend of family comfort and income potential.

**Main House:**

5-bedroom house with one bedroom featuring a separate entrance, including a massive master suite with an en-suite bathroom and a walk-in closet.

Dedicated study, perfect for a home office

Open-plan lounge, dining area, and fully equipped kitchen for a warm and inviting atmosphere  
Additional two bedrooms share a modern bathroom for convenience

**Flatlets:**

Attached Flatlet: 1 bedroom with a private entrance

Separate Flatlet: 1 bedroom, fully detached for added privacy

Both flatlets feature a small kitchen and private bathroom

Currently generating R12,000 per month in rental income

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	6	Garages	4	Land Size
Bathrooms	4	Carports / Parkings	8	455m <sup>2</sup>
Kitchens	1	Security	Yes	
Recep. Rooms	2	Pool	Yes	
Furnished	No			