



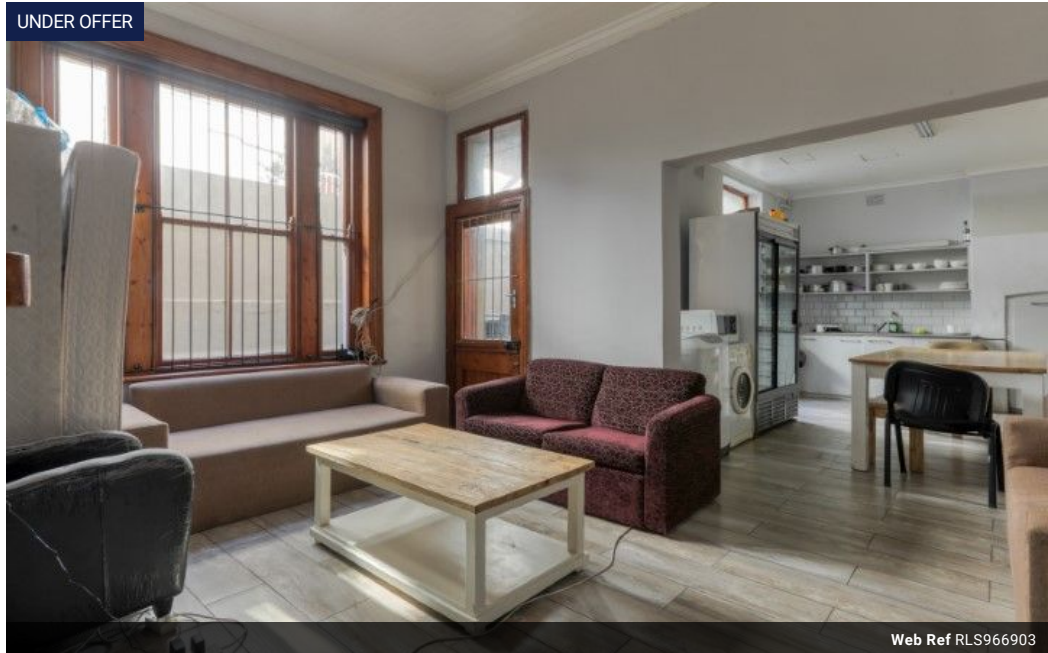
**Karen Lurie**  
083 655 2095  
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Contact Sea Point

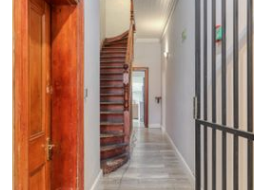
021 4349175

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005

UNDER OFFER



Web Ref RLS966903



### R4,750,000

7 3

**Monthly Bond Repayment** R49,028.95

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R372,677.00 **Bond Costs** R59,150.00

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

**Monthly Rates** R2,225

### Prime Investment Opportunity

#### VERSATILE PROPERTY

This well located property presents an ideal opportunity as an income producing Backpackers, or alternatively it can be converted into an Air BnB or a Home. Located in a popular area, this property is in close proximity to popular restaurants, vibey coffee shops, Shopping Centers and a mere 3 minute walk to the scenic promenade and close to the V&A Waterfront.

The property currently offers 6 bedrooms and 1 outside bedroom, 4 communal showers and 3 communal toilets. Do not miss out on this great opportunity!

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 7  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 1  
Furnished No

**Exterior**  
Security No  
Pool No  
Views False

**Sizes**  
Floor Size 173m<sup>2</sup>  
Land Size 218m<sup>2</sup>