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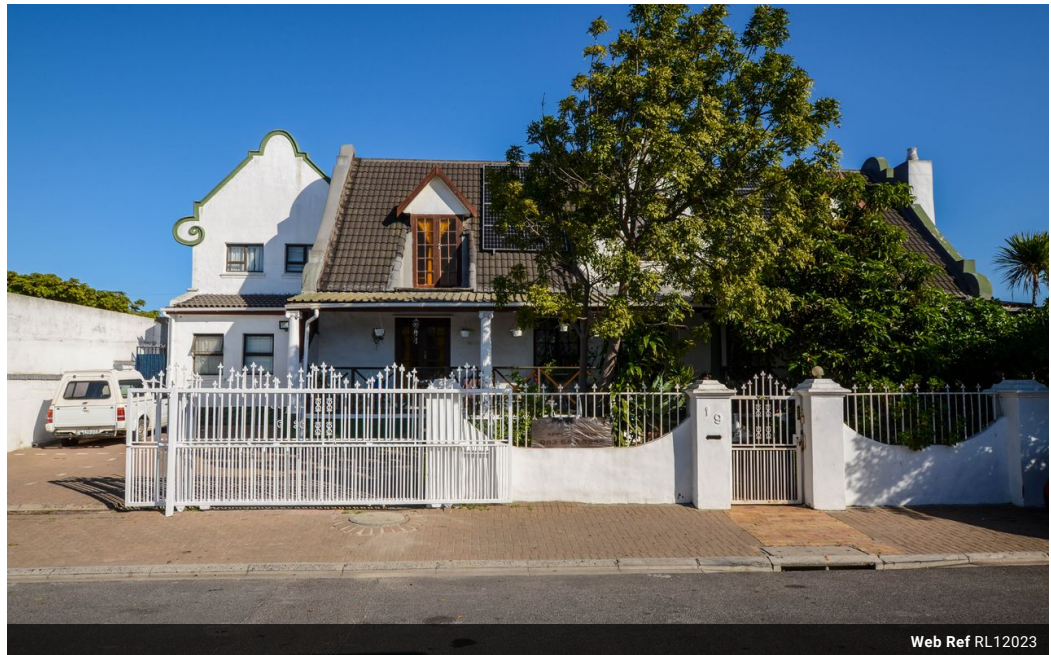


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Contact Louw & Coetzee Properties

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35 Main Road, Durbanville



Web Ref RL12023



R4,800,000

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**Monthly Bond Repayment** R49,545.04  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R378,177.00 **Bond Costs** R59,150.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R685.6

### Exceptional student accommodation investment property

This expansive, meticulously maintained 9-bedroom property in the desirable suburb of Belhar presents an excellent investment opportunity, particularly well-suited for student accommodation.

Currently zoned: Residential 1

Featuring ample secure parking, an attractive front garden, and multiple living areas, this home combines comfort with substantial return potential. Upon entry, you are greeted by a spacious, tiled lounge with an adjacent dining area. The modern, fully-fitted kitchen boasts built-in cupboards, a double sink, and space for a double-door fridge.

Generous Bedrooms and Bathrooms

Each of the 9 bedrooms is well-equipped with built-in cupboards and an en-suite bathroom, providing comfortable living space for students and ensuring privacy. The property is currently fully occupied by students.

Prime Location and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	9
Bathrooms	9
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	No
Pool	Yes
Views	False

#### Sizes

Floor Size	430m <sup>2</sup>
Land Size	517m <sup>2</sup>

#### Extras

Entrance Hall Open Stoep Built In Braai Extra Parking Double Storey North Wood Window  
Wooden Floors Solar Geyser Fireplace Fibre Water Tanks Solar Panels Communal Braai Area  
Solar Heating Satellite Dish Wendy House