



**Jean Lalonde**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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Contact Gardens

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11a De Lorentz Street,  
Gardens,  
8001

## 2 Bedroom Apartment For Sale in Gardens

UNDER OFFER



**R2,890,000**

2 1

**Monthly Bond Repayment** R29,340.12

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R151,255.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R2,406 **Monthly Rates** R1,350

### Investment Apartment - Gardens

A perfect investment apartment in Gardens. This 82 sqm first floor apartment has enormous potential.

A small block of only 12 units set on a quiet road behind the Mount Nelson and a minute's walk to Kloof Street cafes, restaurants, bars, and amenities like Checkers, pharmacy, and your favourite local!

Two bedrooms with a generous lounge, separate kitchen and bathroom. A sunny hallway under parquet with lovely views up to Lions Head from the kitchen. The balcony overlooks the trees and gardens below and one can see your parked car behind the security gate. Bright and sunny although the property does need some renovation to put it back to its former glory.

The building allows for managed short-term rent and has good security access. Don't miss this opportunity to obtain one of Cape Town's most central...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	82m²
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#### Extras

Secure Parking Airbnb investment Balcony Burglar Bars

