



**Talana Foot**

Principal Property Practitioner  
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236 Cape Road  
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NEW



SOLE MANDATE

Web Ref RL6919



**R625,000**

3 1

**Monthly Bond Repayment** R6,345.18

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00

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

**Monthly Rates** R1,170

## Renovator's Dream with Endless Potential!

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Whether you're looking for a welcoming family home or a smart investment, this versatile property has it all, situated at 54 Western Road, walking distance to Rosebank College.

Perfectly suited for student accommodation or young professionals, this spacious home offers a world of opportunity. Features include:

- A large kitchen with built-in cupboards and generous counter space
- Three well-sized bedrooms, two with built-in wardrobes
- A fully tiled bathroom
- An open-plan lounge and dining area downstairs—spacious and full of character, just needing a touch of TLC
- An additional outside room and separate outside toilet—ideal for guests, storage, or rental income
- A fully enclosed backyard providing privacy and room for outdoor living

Secured parking for 2/3 vehicles.

Situated in...

## Features

**Pets Allowed** Yes

### Interior

|              |    |
|--------------|----|
| Bedrooms     | 3  |
| Bathrooms    | 1  |
| Kitchens     | 1  |
| Recep. Rooms | 2  |
| Furnished    | No |

### Exterior

|                     |       |
|---------------------|-------|
| Carports / Parkings | 3     |
| Security            | No    |
| Dom. Accom.         | 1     |
| Pool                | No    |
| Views               | False |

### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 183m <sup>2</sup> |
| Land Size  | 319m <sup>2</sup> |