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**R19,000,000**

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**Turn-Key Investment Opportunity – Student Residence with Stable Income**

This is a unique and lucrative investment opportunity perfectly suited for the student accommodation market. Located just 500 meters from Walter Sisulu University, Queenstown Campus, this fully compliant property is currently home to 82 students, with a stable monthly turnover of R 276,000. The property has a Memorandum of Agreement (MOA) with Walter Sisulu University, which is renewable annually, ensuring continued demand and occupancy.

Key Features:

Accommodation: 41 rooms, each with Built-in Cupboards (BIC), offering comfortable living spaces for students.

Kitchens: Each room features a kitchenette equipped with BIC, back-up gas stoves, and a gas cylinder for reliable cooking facilities.

Bathrooms: Well-appointed bathrooms with toilet, shower, and sink.

**Features**

**Zoning** Commercial

**Exterior**

Security Yes  
 Covered Parking Bays 7  
 Open Parking Bays 10

**Sizes**

Floor Size 1,784m<sup>2</sup>

