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Web Ref RL24581



**R3,935,000**

6 6 4

**Monthly Bond Repayment** R40,616.61  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R273,900.00 **Bond Costs** R51,610.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,382 **Monthly Rates** R2,819

### Versatile 6-Bedroom, 6-Bathroom Home in Magalies Golf Estate – An Exceptional Investment

Welcome to this unique property situated in the prestigious Magalies Golf Estate, Hartbeespoort. This expansive 6-bedroom, 6-bathroom residence is currently divided into three separate units, each featuring 2 bedrooms and 2 bathrooms, making it a perfect investment for those looking for rental income or a spacious family home.

#### Property Features:

**Flexible Living Arrangements:** Each of the three units boasts its own kitchen, lounge, and private patio, providing ideal living spaces that can cater to a variety of needs—whether for a large family or as rental units.

**Income Potential:** Two of the units are currently being rented out, offering a fantastic opportunity for immediate rental income. This setup allows for passive income while you enjoy the benefits of owning the entire property.

**Spacious Bedrooms and Bathrooms:** Each unit...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	6
Kitchens	3
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	522m <sup>2</sup>
Land Size	591m <sup>2</sup>