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81 Erusmas Drive  
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8 Bedroom House For Sale in Summerstrand



SOLE MANDATE

Web Ref 6192932



**R2,999,999**

8 Bedrooms 4 Bathrooms

**Monthly Bond Repayment** R30,965.64  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R160,210.89 **Bond Costs** R42,185.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R4,767

**GREAT INVESTMENT OPPORTUNITY- SUCCESSFUL STUDENT ACCOMMODATION**

Discover the hidden gem of Summerstrand - a meticulously maintained and incredibly secure facility. Tucked away in a peaceful side of this vibrant suburb in Summerstrand, this is a great investment opportunity.

With accreditation from the NMU and all necessary consents and floor plans already in place, you can rest easy knowing that every detail has been taken care of. And if that wasn't enough, rental contracts for the entire academic year are ready and waiting for you to take advantage of.

But that's not all - the MOA for 2024 has already been negotiated, ensuring that your investment is not only secure, but also set to thrive in the years to come.

As you step inside, you'll be greeted by a main house, as well as a manager's cottage. Pre-paid electricity system. Plus, filtered rainwater on standby for emergency...

**Features**

Interior		Exterior		Sizes	
Bedrooms	8	Carports / Parkings	6	Floor Size	300m <sup>2</sup>
Bathrooms	4	Security	Yes	Land Size	815m <sup>2</sup>
Kitchens	2	Pool	No		
Recep. Rooms	3				

