



### Danielle Smith

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SOLE MANDATE

Web Ref RL13110



## R700,000



**Monthly Bond Repayment** R6,988.66

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R23,709.00 **Bond Costs** R17,680.00

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

**Monthly Rates** R900 **Sectional Title Levy** R1,655.8

A smart option for the savvy investor

The Historic Piano Factory is located in the heart and centre of Wellington, within walking distance of well-established schools, the Central Business District (CBD), quaint coffee shops, and local gyms.

This wonderful one-bedroom apartment on the ground floor features an open-plan kitchen and lounge area. The kitchen is fully equipped with built-in cupboards, granite tops, and an under-counter oven & stove hob.

The bedroom includes built-in cupboards and an en-suite bathroom with a shower.

Allocated carport parking.

This property is a smart investment or a perfect entry into the market.

## Features

### Interior

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

### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

### Sizes

Floor Size	39m <sup>2</sup>
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