



Dave Jones

082 445 8771

davejones@seeff.com



Carmen Jones

072 3385227

carmen.jones@seeff.com

Contact Hillcrest & Kloof




031 765 5326

1st Floor, Seeff
 Christians Village Shopping Centre (Pick 'n Pay Centre)
 44 - 46 Old Main Road
 Hillcrest
 Durban
 3610

3 Bedroom House For Sale in Hillcrest Central



R3,200,000

 3
  3
  3

Monthly Bond Repayment R32,487.33
 Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R184,379.00 **Bond Costs** R44,070.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,865

Great investment buy! Make a monthly profit from 4 residential units

The property has 4 separate units to occupy. The main house has 3 bedrooms, 2 study areas, 3 bathrooms, a kitchen, a lounge and a dining area and is rented at R15,000pm. The garden cottage has 2 bedrooms, 1 bathroom, a lounge/dining area kitchen and single garage and is rented at R 7,366.22pm. The modern pool cottage has 1 bedroom, 1 study (or small bedroom), 1 bathroom and a kitchen and is rented at R 7,276.50pm. The loft cottage has 1 large bedroom and living area, 1 bathroom and a kitchen and is rented at R 6,200pm. The current leases are secured until 31.10.25. For 1 unit, 2 secured until 31.01.26 and remaining unit until 31.02.26. Each unit pays a monthly levy of R 870 each to cover communal services that include pool maintenance, garden maintenance and security. The total monthly rental income in R 35,483pm. ...

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	3	Floor Size	383m²
Bathrooms	3	Carports / Parkings	2	Land Size	2,231m²
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	Yes		
Studies	2	Views	False		
Furnished	No				
Extras					
ADSL Air Conditioner Alarm System Garden Gas Hob Satellite Internet Security Gate Septic Tank Shared Living Spa Pool Built in Wardrobes Burglar Bars Carpets Intercom TV Port Telephone Port Country Style Curtain Rails Dishwasher Connection Driveway Laundry Oven & Hob Totally Walled Washing Machine Connection Electric Gate					

