



**Zenia Heenop**  
0726436726  
zenia.heenop@homeandhectare.com

Contact Home and Hectare Free State

060 5004605

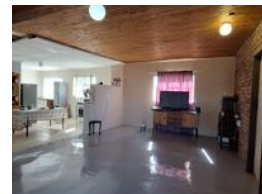
Shop 26 Pretty Gardens  
Langenhoven Park  
Bloemfontein

## 8 Bedroom Freestanding For Sale in Villiers



SOLE MANDATE

Web Ref RL5949



**R750,000**

 8  4.5

**Monthly Bond Repayment** R7,614.22

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R25,898.00 **Bond Costs** R19,565.00

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

**Monthly Rates** R1,000

### House with flats for sale - Great return on investment

This well-maintained property offers a fantastic return on investment, with multiple income-generating units and a solid rental track record. Each unit features its own partitioned yard, ensuring privacy and added value for tenants.

This amazingly low price is given, if the property won't be sold in 2 separate units, but as one.

**Main House:**

Situated on the left side of the property.

2 Bedrooms, 1 Bathroom.

Open-plan living and kitchen area.

An adjacent section, currently used as a second living area, is being upgraded with a bathroom and has the potential to be converted into a bachelor flat, ideal for added rental income.

Double carport.

**Additional Flats (Right Side of the Property):**

3-Bedroom Flat: Includes a bathroom (with shower and bath), a kitchen and a very spacious living area.

1-Bedroom Flat: Compact layout with a

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	8			Land Size	1,487m <sup>2</sup>
Bathrooms	4.5				
Kitchens	5				
Recep. Rooms	4				
Furnished	No				
Exterior					
Carports / Parkings	6				
Security	No				
Pool	No				
Views	False				