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57 Darwin Road  
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FEATURED



Web Ref RL4390



**R1,299,000**

 3  1

**Monthly Bond Repayment** R13,852.92  
 Calculated over 20 years at 11.5% with no deposit.

**Transfer Costs** R42,997.00 **Bond Costs** R32,064.50

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

**Monthly Rates** R1,400

### 3 Bedroom House For Sale in Belmont Park

This lovely property offers significant potential for extension and increased rental income. Currently, the home is occupied by five tenants, each with their own room, generating a potential rental income of R17,000 per month when fully let.

For those looking to maximize earnings, plans have already been drawn up to add three additional rooms, allowing for up to eight tenants and an increased rental income of nearly R27,000 per month. These plans have not yet been submitted to the council, leaving the new owner with the flexibility to proceed as desired.

Originally built in 1967, the home retains its original parquet flooring, adding a touch of classic charm to its spacious bedrooms. The kitchen is generously sized, featuring ample built-in cupboards and a built-in stove, perfect for any home chef. The rest of the home...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Pool	No	Land Size	496m <sup>2</sup>
Bathrooms	1				
Recep. Rooms	2				