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81 Erusmas Drive  
Summerstrand  
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## 10 Bedroom House For Sale in Summerstrand



SOLE MANDATE

Web Ref 7004075



**R2,750,000**

10 5 1

**Monthly Bond Repayment** R27,455.45

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R138,028.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R3,297

### INVESTMENT OPPORTUNITY1 CURRENT INCOME R32 550 PER MONTH

Discover a Unique Investment Opportunity!

Situated on a spacious 1548 sqm corner plot, this extraordinary property currently generates a monthly income of R32,550—with even more room for growth. Whether you're an astute investor or looking for a multi-generation family home, the features of this home promise both impressive returns and versatile living spaces.

**Main House & Flatlets:** The primary residence has a lounge, a kitchen, and three well-appointed bathrooms. Additionally, two separate flatlets each offer a private bedroom, kitchen, and lounge area, providing ideal self-contained living spaces that boost the overall income potential.

An independent cottage has its own entrance. This self-sufficient unit comes complete with two bedrooms, two bathrooms, a stylish kitchen, and a comfortable lounge. Enjoy the private...

### Features

#### Interior

Bedrooms	10
Bathrooms	5
Kitchens	3
Recep. Rooms	5

#### Exterior

Garages	1
Carports / Parkings	2
Security	No
Pool	No

#### Sizes

Floor Size	409m <sup>2</sup>
Land Size	1,548m <sup>2</sup>

