

WELCOME TO OUR SHOW HOUSE



David Barclay : 074 156 9996
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Sole agents of choice

PROUDLY PRESENTS:

15 Victoria Street
Sandringham

A RARE OPPORTUNITY IN SANDRINGHAM



NEW RELEASE

This solid, secure, family home boasts 3 bedrooms (m.e.s), 2 bathrooms, bright kitchen and Large Lounge which flows into a spacious dining room, with access to patio and pool area, separate maids and storage room.

Flowing outside entertainment area overlooking sun-splashed pool and garden area. A stone's throw from schools, shuls and shops , this well positioned home will go TODAY.

Area features

Schools, shopping centers, shuls, clubs and recreation, and basically close everything you could possibly need.

Asking R 1 299 000

All serious offers will be presented

Example:

Property cost estimate: +/-

Purchase price	R 1 300 000.00
Bond @ 80%	R 1 040 000.00

Estimated cash requirements: +/-

Transfer Costs	R 37 420.00
Bond costs	R 9 000.00
Inspection fees	R 1 000.00
	<u>R 47 420.00</u>

General estimates: +/-

Income (family) to qualify for Bond
+/- R 28 500.00 P/M

Estimated Bond repayments per

Month: +/-

over 20 yrs@ 10%	R 9 650.00
over 20 yrs@ 9%	R 9 000.00
Land Size	± 991 SQ.M
Rates + E&W Est.	± R 1 300.00

Transfer Procedure:

1. Offer to purchase completed and signed by buyer and seller.
2. Bond application applied for where applicable.
3. Instruction sent to transferring attorney.
4. Cancellation of sellers bond. (If applicable)
5. Clearance certificate obtained from the local authorities / body corporate.
(No transfer may be lodged with the deeds office without said clearances)
6. Transfer duty receipt applied for by transferring attorney to SARS.
7. Lodgement of various deeds in the deeds office.

Occupation, and occupational rent negotiable..

Please Note: Whilst David Flaum Property has endeavored to quote correct facts & figures; they indemnify themselves of any discrepancies, which may arise from misinformation.

Notes

**EXECUTIVE LIVING JUST FOR YOU.
OUR BUSINESS GROWS THROUGH YOUR REFERRALS
THANK YOU FOR VISITING OUR SHOW DAY.**

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