

WELCOME TO OUR SHOW HOUSE



David Barclay : 074 156 9996

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Sole agents of choice

PROUDLY PRESENTS:

7 Gemmil Street
Linksfeld



LINKSFELD NORTH – NEW RELEASE

This large family home consists of 3 large bedrooms (M.E.S), 2.5 bathrooms (with solar heated geyser), and fully fitted study. A lovely entrance hall - leading onto a Large Lounge that flows into a spacious dining room, a sunken TV / Playroom with access to patio and braai area, With large gardens, trampoline and sparkling pool. It boasts a view to the north, PLUS MUCH MORE... This charismatic home needs a bit of care to restore it to its former glory.

Outbuildings

3 Maids Rooms, Laundry, Bathroom and Double garage.

Asking R 3 590 000

All serious offers will be presented

Example:

Property cost estimate: +/-

Purchase price	R 3 590 000.00
Bond @ 80%	R 2 880 000.00

Estimated cash requirements: +/-

Transfer Costs	R 198 377.00
Bond costs	R 15 970.00
Inspection fees	R 1 000.00
	<u>R 622 000.00</u>

General estimates: +/-

Income (family) to qualify for Bond
+/- R 84 000.00 P/M

Estimated Bond repayments per Month: +/-

over 20 yrs@ 10.0% R 27 792.00
over 20 yrs@ 9.0% R 25 920.00
SIZE: ± 1487 SQ.M (Land)
Rates / Elec. Estimate ±R 2 200.00

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.**

David Barclay – 074 156 9996

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