

WELCOME TO OUR SHOW HOUSE



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Sole agents of choice

PROUDLY PRESENTS:

95 Raglan Street
Sydenham

A RARE OPPORTUNITY IN SYDENHAM



NEW RELEASE

Situated on a double stand, This stunning, secure, spacious family home boasts 4 bedrooms (m.e.s), 3.5 bathrooms, modern kitchen and 3 large reception rooms, separate maids and storage room. Flowing outside entertainment area overlooking sun-splashed heated pool and spectacular kids play area. A stone's throw from schools, Linksfield Clinic , this well positioned home will go TODAY.

Area features

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

Asking R 1 900 000

All serious offers will be presented

Example:

Property cost estimate: +/-

Purchase price	R 1 900 000.00
Bond @ 80%	R 1 520 000.00

Estimated cash requirements: +/-

Transfer Costs	R 113 617.00
Bond costs	R 12 158.00
Inspection fees	R 1 000.00
	<u>R 126 777.00</u>

General estimates: +/-

Income (family) to qualify for Bond
+/- R 45 000.00 P/M

Estimated Bond repayments per

<u>Month: +/-</u>	
over 20 yrs@ 10%	R 14 668.00
over 20 yrs@ 9%	R 13 680.00
Land Size	± 1000 SQ.M
Rates + E&W Est ±	R 2 000.00

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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