



## 3 Bedroom Freehold For Sale in Ramsgate



**John Choles**  
071 926 6800  
john\_matriarch@mandated.co.za



**Carolina Choles**  
0834250247  
carolina\_matriarch@mandated.co.za

Contact Mandated Property  
Group

010 1094750

Thornhill Office Park, Building 10  
84 Bekker Rd, Vorna Valley  
Midrand, Gauteng, 1686



Web Ref RL9216



# R950,000

3 2 1

**Monthly Bond Repayment** R9,644.68

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R30,412.00 **Bond Costs** R23,335.00

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

**Monthly Rates** R1,200

### FIXED-UPPER IN RAMSGATE

Located in a quiet area of Ramsgate, close to the beach and malls, is this 3 bedroom home just crying for some love! Consisting of an entrance area open to the open plan lounge and dining area with french doors opening to the back garden with a swimming pool. There is a separate kitchen with a serving hatch to the dining area, a bathroom and 2 well sized bedrooms with built in cupboards. The stairway in the entrance area leads to the upstairs oversized room which could easily be changed into a one bedroom flat or just an extra 2 bedrooms for the main house, there is a bathroom with a shower, toilet and basin and there is a door which opens to the front narrow balcony, perfect for the morning cup of coffee. There is a single garage, staff toilet and an outside laundry. The garden has large established trees and is tiered down...

| Interior     |    | Exterior            |       | Sizes     |         |
|--------------|----|---------------------|-------|-----------|---------|
| Bedrooms     | 3  | Garages             | 1     | Land Size | 1,655m² |
| Bathrooms    | 2  | Carports / Parkings | 5     |           |         |
| Kitchens     | 1  | Security            | Yes   |           |         |
| Recep. Rooms | 3  | Pool                | Yes   |           |         |
| Studies      | 1  | Views               | False |           |         |
| Furnished    | No |                     |       |           |         |