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WEB REF: RL4842

ERF SIZE: 69m<sup>2</sup>

FLOOR SIZE: 69m<sup>2</sup>

RATES AND TAXES: R818

LEVIES: R1,221



## MODERN 2 BEDROOM, 2 BATHROOM APARTMENT IN VENTURA ESTATE – EXCELLENT INVESTMENT OPPORTUNITY

# R1,050,000

Show Days by Appointment Only — Kindly Book in Advance

Inviting Offers from R1 050 000 | Seller Asking R1 150 000 | Current Rental Income: R9 500 per month

This stylish and well-maintained 2-bedroom, 2-bathroom apartment offers an ideal blend of modern living and smart investment potential.

Situated in the sought-after Ventura Estate, this property boasts a light and airy open-plan layout, perfect for young professionals, couples, or investors looking for solid rental returns.

### Property Highlights:

- **Spacious Living Area:** Bright and inviting, with seamless flow onto a private balcony offering tranquil views – perfect for morning coffee or sundowners.
- **Modern Kitchen:** Featuring stone countertops, ample cupboard space, and a breakfast bar – ideal for entertaining or casual dining.
- **Two Generously Sized Bedrooms:** The main bedroom includes built-in cupboards and a stylish en-suite bathroom. The second bedroom is perfect for guests, kids, or a dedicated work-from-home space.
- **Two Contemporary Bathrooms:** Both finished with clean, modern fittings and quality tiling.
- **Secure Parking:** Includes designated parking bays.

### Lifestyle & Location:

Residents enjoy exclusive access to the estate gym, clubhouse, and swimming pool, adding to the relaxed, secure lifestyle Ventura Estate is known for.

Conveniently located near Fourways Mall, Montecasino, Fourways Life Hospital, and a variety of schools, shops, and restaurants – everything you need is right on your doorstep.

Whether you're buying your first home, downsizing, or adding to your investment portfolio, this apartment ticks all the boxes.