

📍 Ferndale | Randburg



Value **THAT LIVES & BREATHES**
Incredible IGrow discounts of up to **R189,061!**

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Excellent
**LOCATED PROPERTY
INVESTMENT**

2 Bed & 1 Bed Apartments
FROM R849,000

📍 **Ferndale, Randburg**

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This estate was created with today's tenants and investors in mind! It's high spec, in high demand, and offers high yields.

Your tenants already love the lifestyle: morning coffee on the balcony or in their own private garden, with a short walk to the Gautrain bus station. Afternoons in the co-working space, evenings in the gym, with family in the children's play area, or gathering around the braai. You'll love the property investment fundamentals: high occupancy in a location where demand consistently outpaces supply.



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Fantastic BENEFITS FOR INVESTORS

WITH IGROW DISCOUNTS OF UP TO R189,061! HOW?

- IGrow Bonus (Rental Assist) up to **R49,200***
- Bond and Transfer fees included
(**saving you up to R74,950***)
- Up to 5 years of Rental Management discounts
(**save up to R64,911***)

ADDITIONAL BENEFITS

- Rental income up to **R9,150***
- ROI up to **12.94%***
- Monthly contributions as low as **-R1,373 / month**
- **Already tenanted** - earn income on registration
- Up to **100%** bond financing arranged for you
- **Zero** deposit required

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Development

KEY HIGHLIGHTS

- Gym
- Co-working space
- Braai facilities
- Club house
- Children's play area with jungle gyms
- Uncapped Wifi
- 24/7 security CCTV monitored
- Solar water heating system - Low utilities





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Apartment

FEATURES & PERKS

- Large, modern units
- High-quality fittings throughout
- Beautifully designed kitchens with a built-in oven, hob, and extractor fan
- Subway tile backsplashes
- Aluminium window frames
- Stylish bathrooms with combo bath-shower in 2-bed units
- Prepaid meters for water and electricity
- 1 parking bay / unit





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Ferndale's **SWEETSPOT**

Location drives everything here. Republic Road's connectivity combines peaceful residential estate living with ample shopping, sport, and recreation facilities, making your investment attractive to both young professionals and growing families. This is where strong yields and capital growth share the same postcode.





Shopping & Recreation

- **1.1 km** to Ferndale Village Shopping Centre
- **1.2 km** to Randburg Square Mall
- **2.2 km** to Diggers Rugby Club
- **2.5 km** to Cedar Park

Health & Wellness

- **2.1 km** to Virgin Active
- **2.8 km** to Randburg Medical Centre
- **2.8 km** to Netcare Medicross
Randburg



Education & Commute

- **1.7 km** to Gautrain Bus Stop
- **2.5 km** to Ferndale High School
- **1.8 km** to Damelin Randburg
- **8.2 km** to Gautrain Sandton Station

1 Bed | 1 Bath

Apartments

Unit size (Incl. balcony):	43m²
Projected monthly rental income up to:	R7,150
Projected monthly bond repayment (30yr @ 10.25%):	R7,608
Est. monthly levy (Excl. Effluent charge):	R1,054
Est. monthly property rates:	R650
Est. monthly contribution from:	-R1,373
Rental Assist at:	R30,000*

1ST, 2ND & 3RD FLOOR UNITS

PRICED FROM R849,000

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1 Bed | 1 Bath

Apartments

Unit size: _____	43m²
Garden size: _____	14-22m²
Projected monthly rental income up to: _____	R7,350
Projected monthly bond repayment (30yr @ 10.25%): —	R8,056
Est. monthly levy (Excl. Effluent charge): _____	R1,054
Est. monthly property rates: _____	R650
Est. monthly contribution from: _____	-R1,683
Rental Assist at: _____	R21,600*

GROUND FLOOR UNITS

PRICED FROM R899,000



1 Bed | 1 Bath

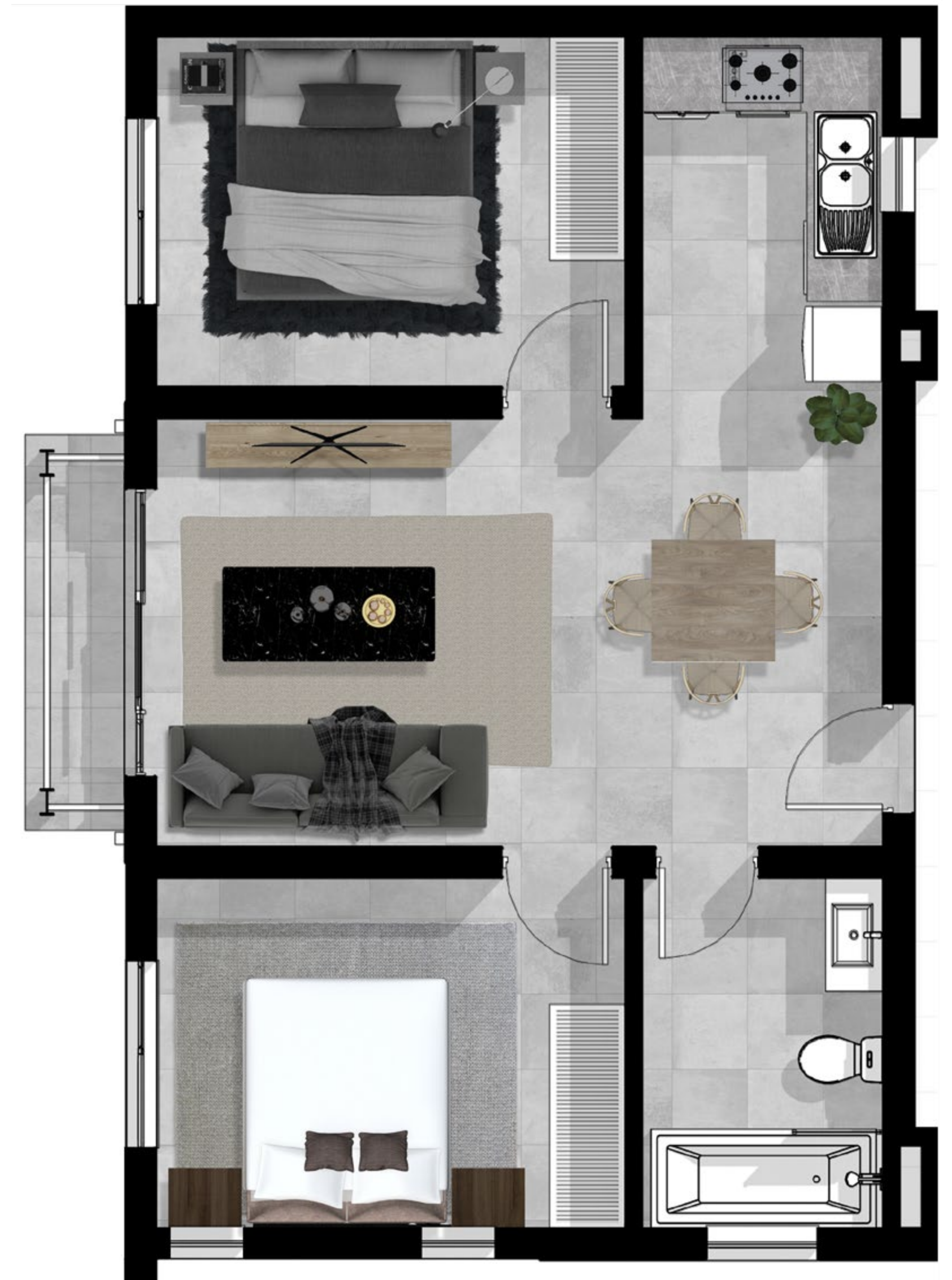
Apartments

Unit size (Incl. balcony):	62m²
Projected monthly rental income up to:	R8,250
Projected monthly bond repayment (30yr @ 10.25%):	-R9,848
Est. monthly levy (Excl. Effluent charge):	R1,674
Est. monthly property rates:	R750
Est. monthly contribution from:	-R1,772
Rental Assist at:	R49,200*

1ST, 2ND & 3RD FLOOR UNITS

PRICED FROM R1,099,000

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2 Bed | 1 Bath

Apartments

Unit size: _____ **62m²**

Garden size: _____ **14-22m²**

Projected monthly rental income up to: _____ **R9,150**

Projected monthly bond repayment (30yr @ 10.25%): – **R10,744**

Est. monthly levy (Excl. Effluent charge): _____ **R1,674**

Est. monthly property rates: _____ **R750**

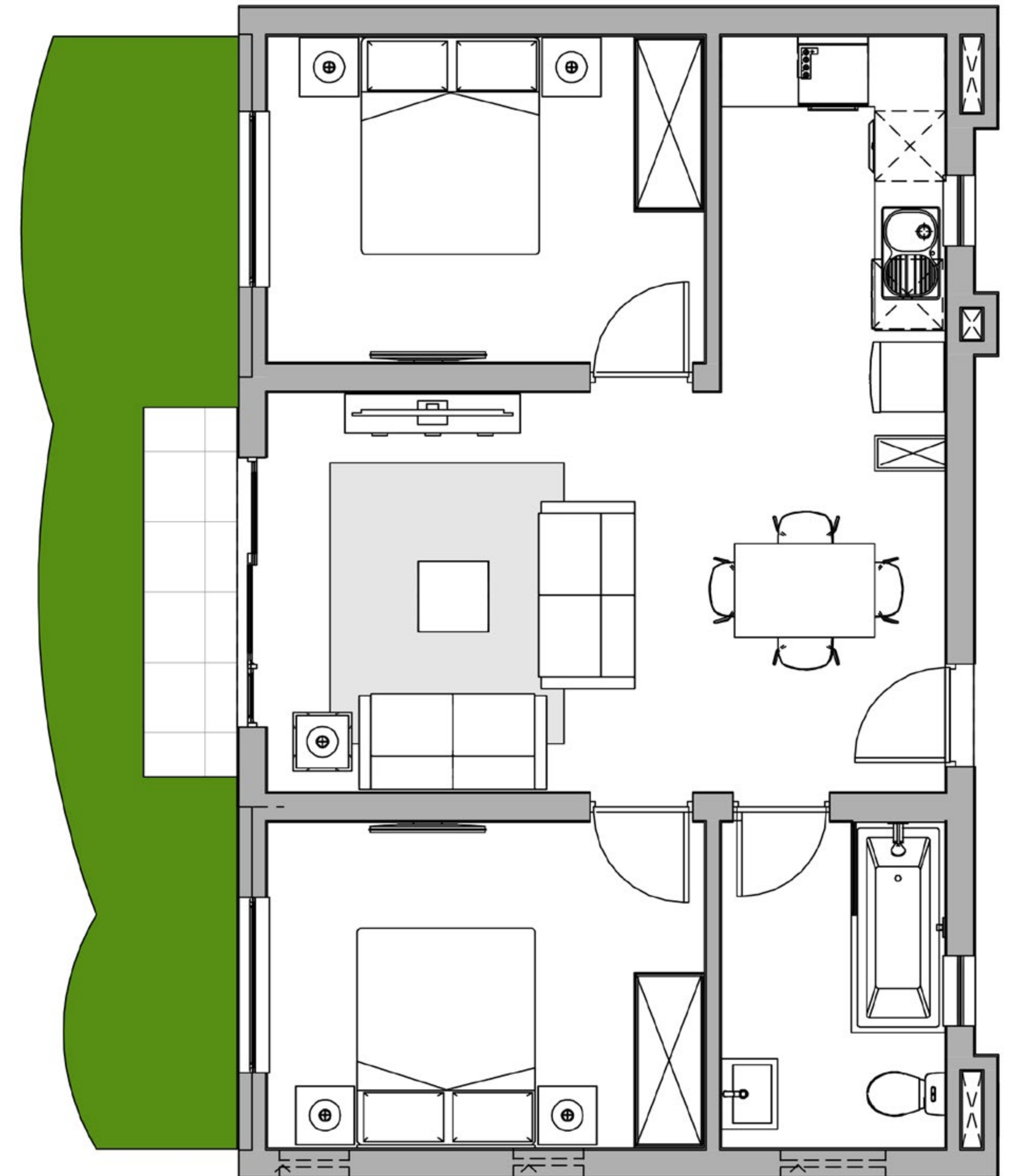
Est. monthly contribution from: _____ **-R1,718**

Rental Assist at: _____ **R49,200***

GROUND FLOOR UNITS

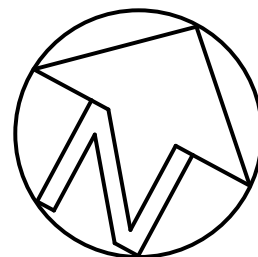
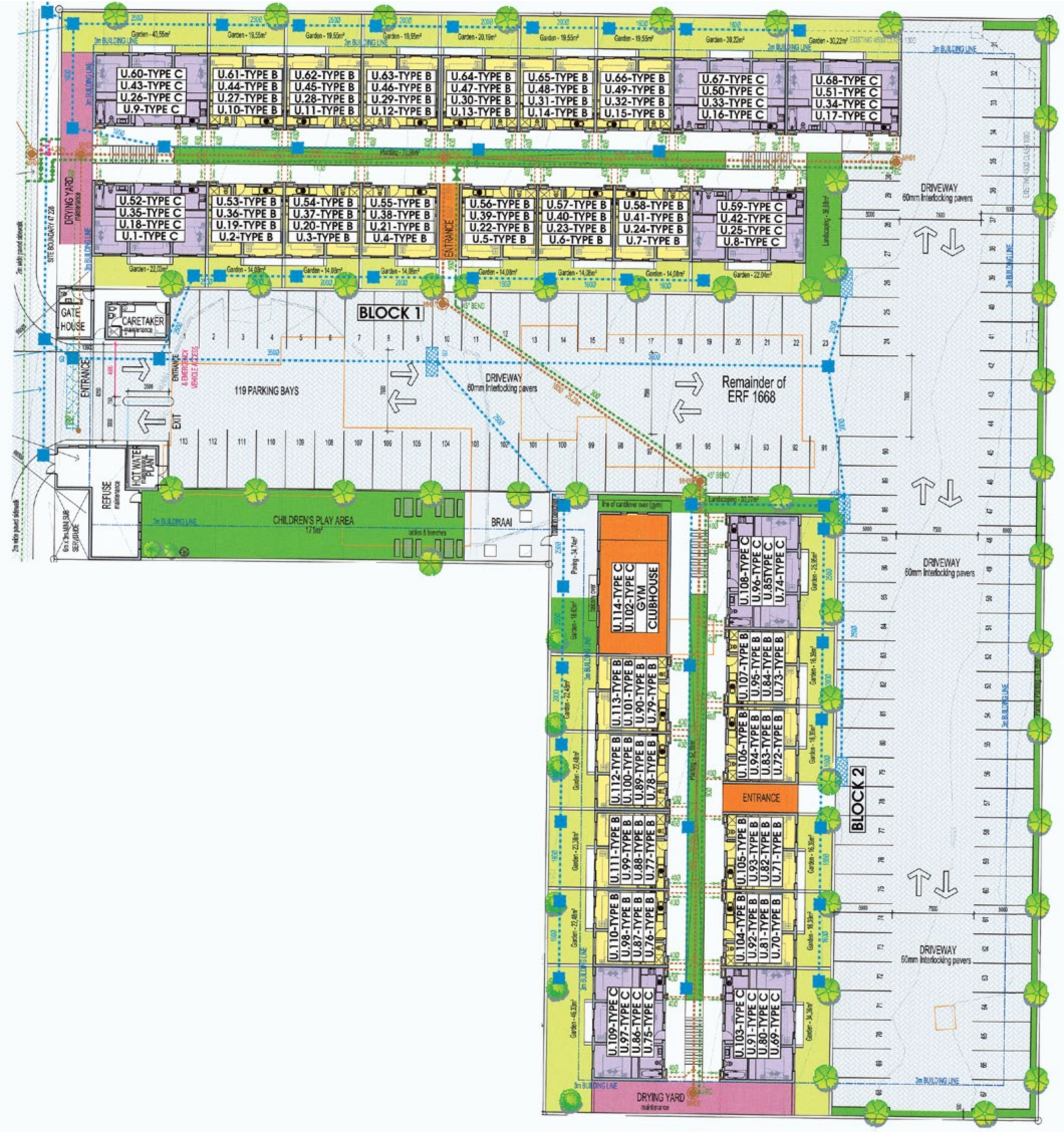
PRICED FROM R1,199,000

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Site DEVELOPMENT PLAN | 114 UNITS

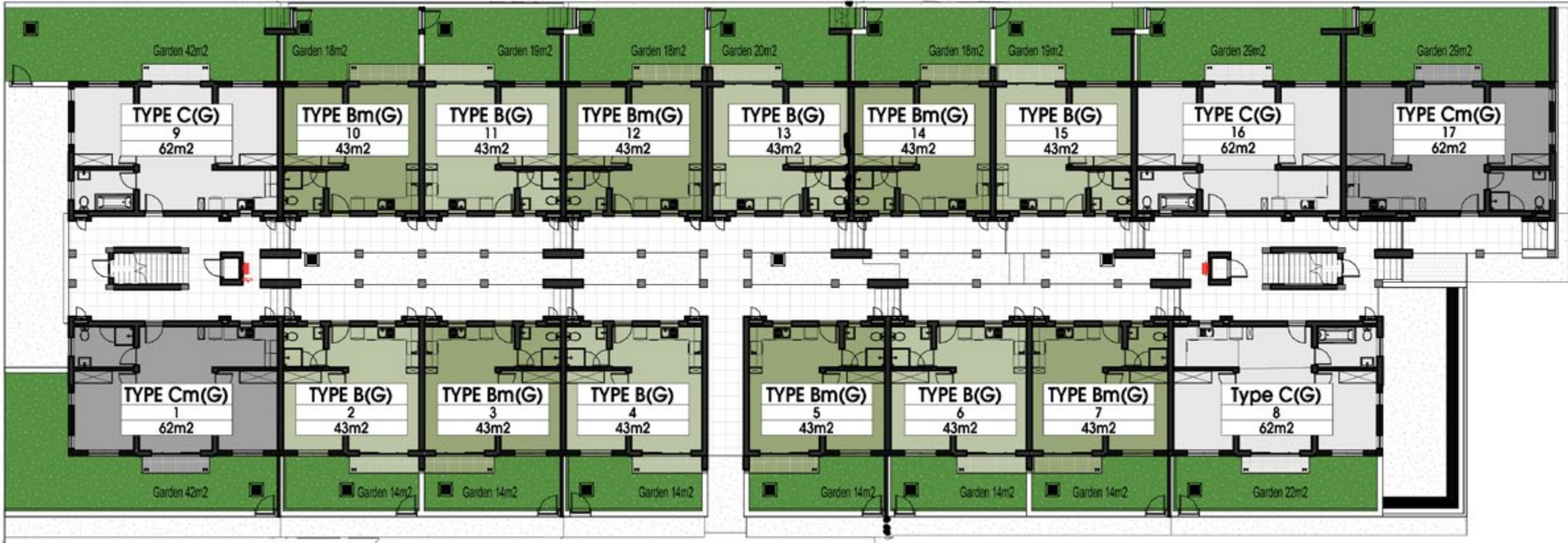
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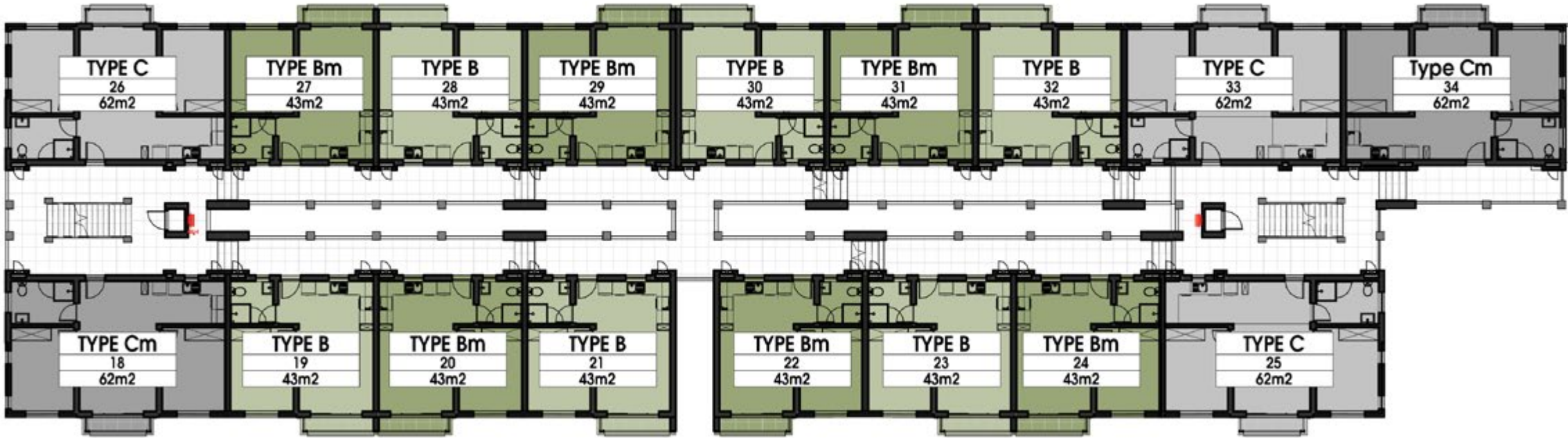
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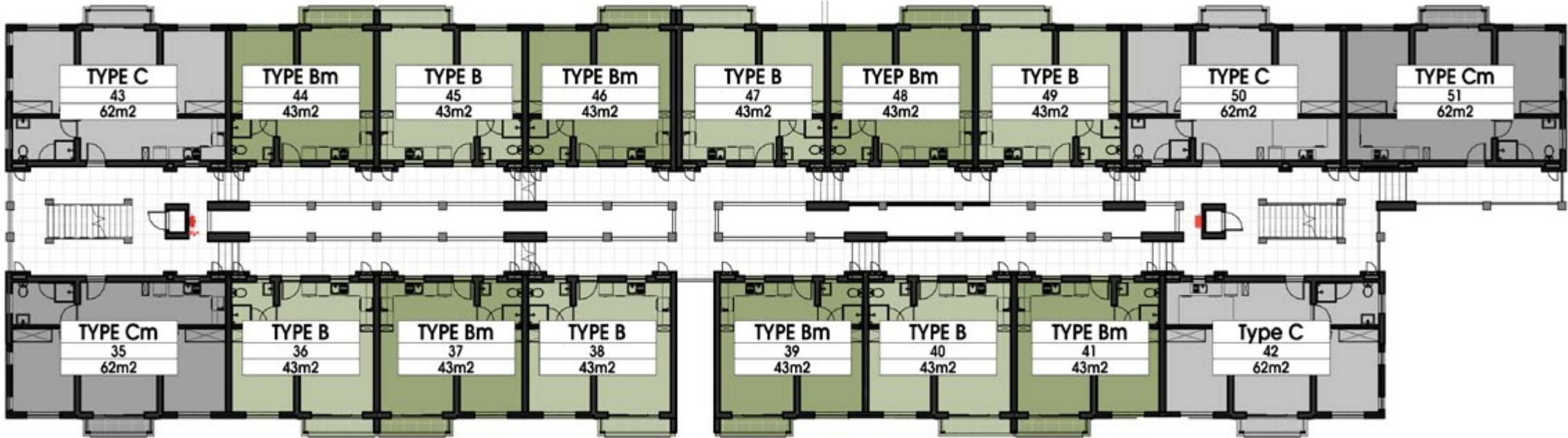
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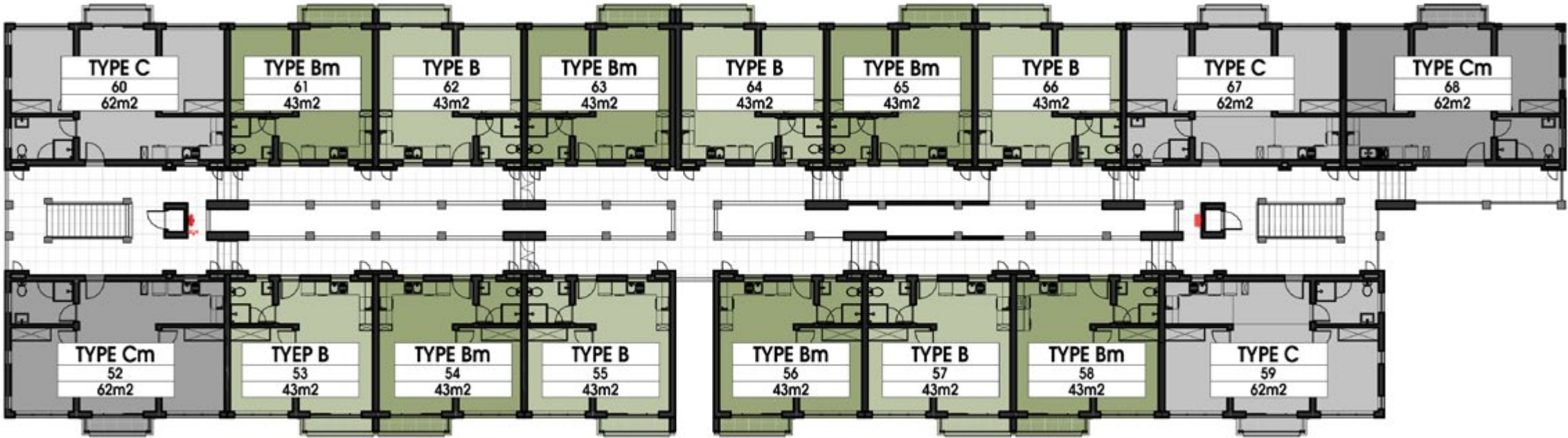
FIRST FLOOR



SECOND FLOOR



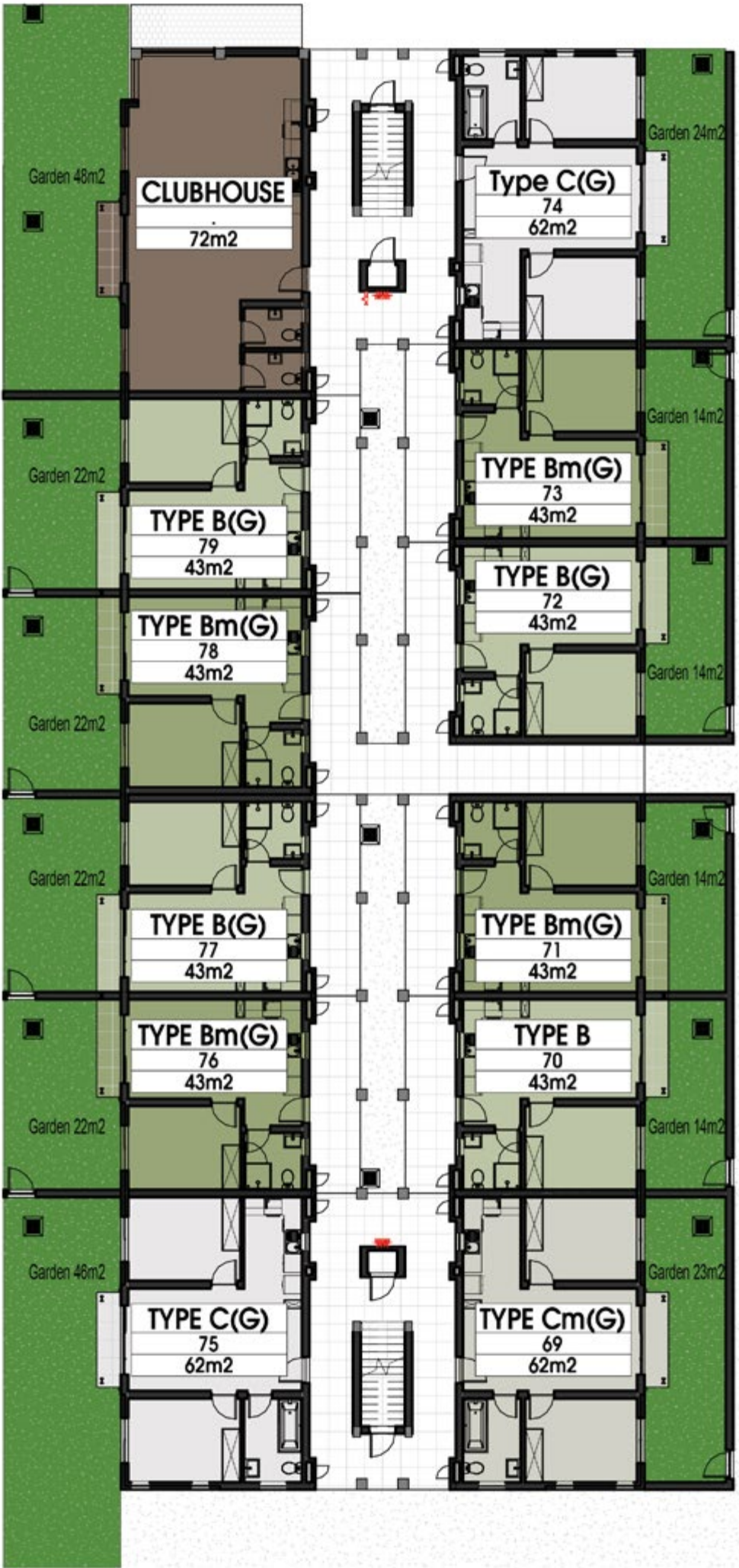
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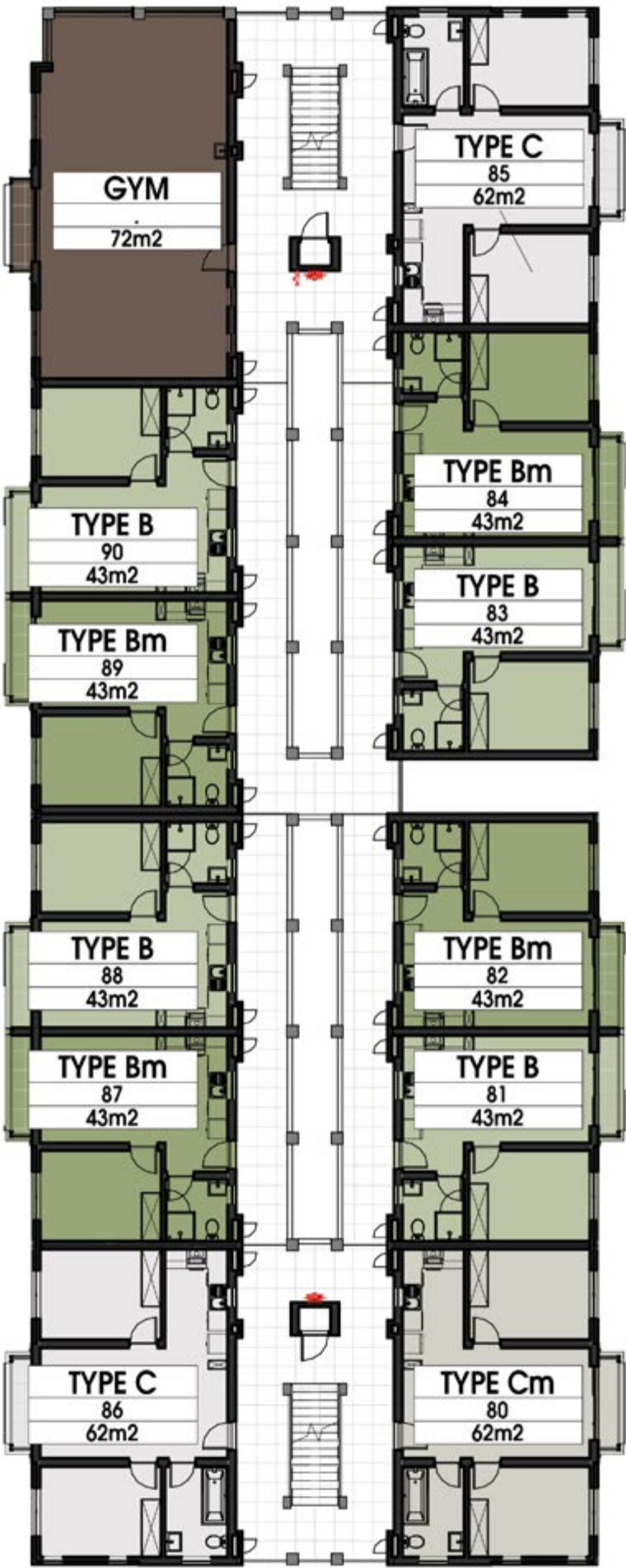
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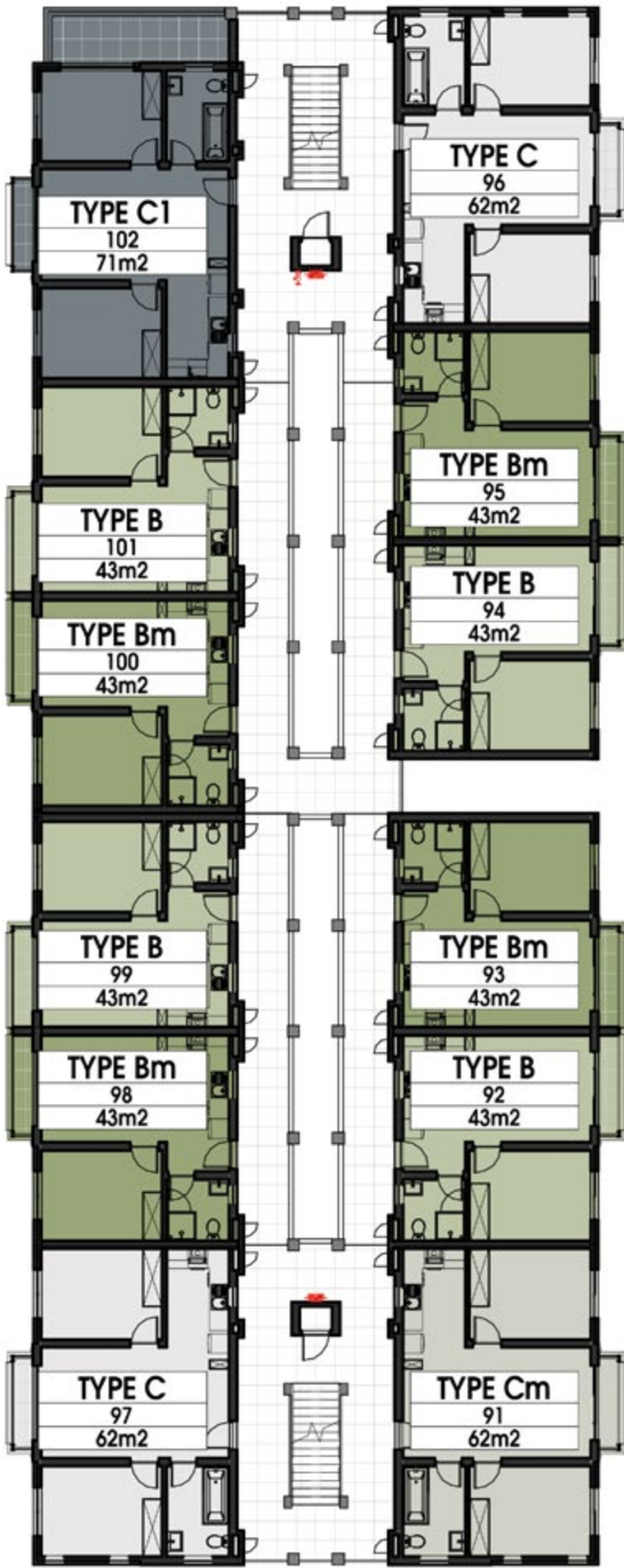
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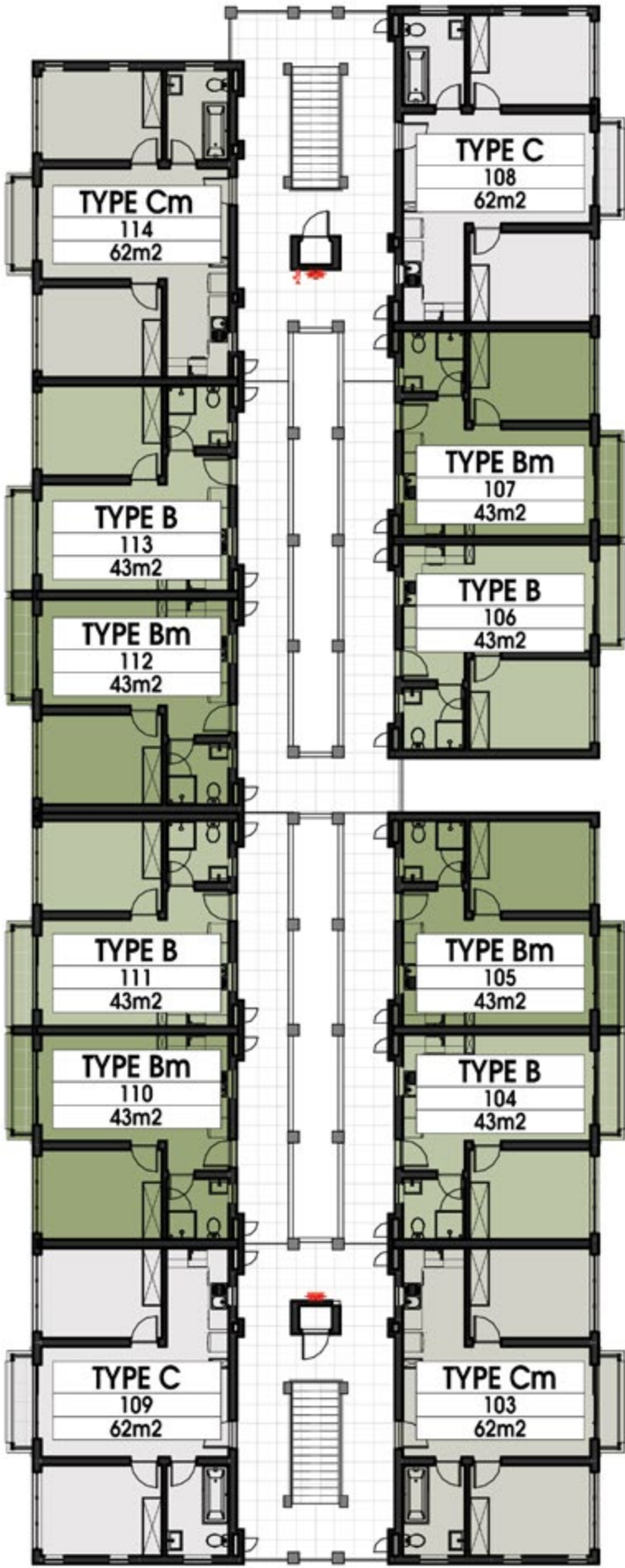
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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Get in touch **WITH US TODAY!**

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.

**WE'RE HERE TO GUIDE YOU EVERY
STEP OF THE WAY.**



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Footnotes:

*Depending on unit chosen

**Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.