

📍 Ferndale | Randburg



FEELS LIKE *Financial freedom*

Discounts up to **R181,400** to IGrow investors!


FERN VALLEY
- FERNDAL -



SUNNY AND SPACIOUS

2 Bed, 1 Bath Apartments
FROM R995,000

📍 Ferndale, Randburg



FERN VALLEY

- FERNDALE -

This estate is designed in a fresh, minimalist style by the renowned Messaris Wapenaar Cole Architects. It offers apartments that are spacious and light, with sufficient room for both washing and dishwashing machines in the kitchens and uncapped wifi included.

Bedrooms are big enough for queen-sized beds and all units feature open plan flow from kitchen and living areas through to balconies or ground floor gardens.



FERN VALLEY

- FERNDALE -

IT JUST MAKES **SENSE**

INVESTMENT BENEFITS

UNLOCK INCREDIBLE DISCOUNTS UP TO R181,400. HOW?

- Rental Assist discount of up to **R64,800***
 - Rental management discount:* FREE for 4 years (save up to **R51,850**)
 - Transfer & bond fees: 100% discount (you save up to **R64,750***)
-
- Already tenanted - earn income on registration
 - Projected rental income projected up to **R8,400** per month*
 - Gross yields up to **14,05%***
 - Monthly Contribution from **-R914***
 - Prime location with high demand from tenants
 - Building insurance & outdoor maintenance covered by levy
 - Up to **100%** bond financing available
 - **Zero** deposit required





EXCEPTIONAL INVESTMENT PROPERTY

This development is perfectly positioned in the popular suburb of Ferndale, Randburg, on the border of Bryanston.

The apartments are conveniently walking distance from shops and restaurants and only 2 min from major transport routes. There is one parking bay per unit, visitor's parking, and 24-hour manned security for peace of mind.



FERN VALLEY

- FERNDALE -

DEVELOPMENT

KEY HIGHLIGHTS

- Uncapped WiFi
- Inverter Backup Power for 4 devices per unit
- 24hr manned Security
- Controlled entrance/exit
- All bathrooms are fitted with a bath / shower combo with a glass door
- One parking bay per unit
- Ample visitors' parking
- Balconies for all upstairs units
- Private use, walled gardens for ground floor units

📍 Ferndale, Randburg





FERN VALLEY

- FERNDALE -

APARTMENT FEATURES & PERKS

- Open-plan living leading out onto a balcony / garden
- Spacious, light bedrooms that fit queen-sized beds
- Well-designed with lots of cupboard space.
- Bath / Shower Combo with glass door
- Both dishwasher & washing machine spaces
- Hot and cold water meters
- Prepaid electricity meters
- Stylishly tiled throughout





EXCEPTIONALLY SITUATED IN A **HIGH RENTAL DEMAND AREA**

Close to everything you need for work and home life in Ferndale, Randburg, on the border of Bryanston.

Walking distance to main transport routes and surrounded by all amenities, including Ferndale Village Shopping Centre.

 Ferndale, Randburg





Shopping & Recreation

- **1km** to Bryanston Park
- **1.3km** to Crazy Kidz Farmyard
- **4km** to Ferndale on Republic

Health & Wellness

- **3km** to Sandton Medi-Clinic
- **4.6km** to Bryanston Country Club
- **4.1km** to Netcare Olivedale Hospital

Schools & Family Life

- **4km** to Bryandale Primary
- **2km** to Ferndale High School
- **5.2km** to Damelin



FERN VALLEY

- FERNDALE -

Typical Two Bed | One Bath



Unit size (Incl. balcony): _____ **47.7m²**

Projected monthly rental income up to: _____ **R8,400**

Projected monthly bond repayment (30yr @ 10.25%): — **R8,916**

Est. monthly levy (Excl. effluent charge): _____ **R1,841**

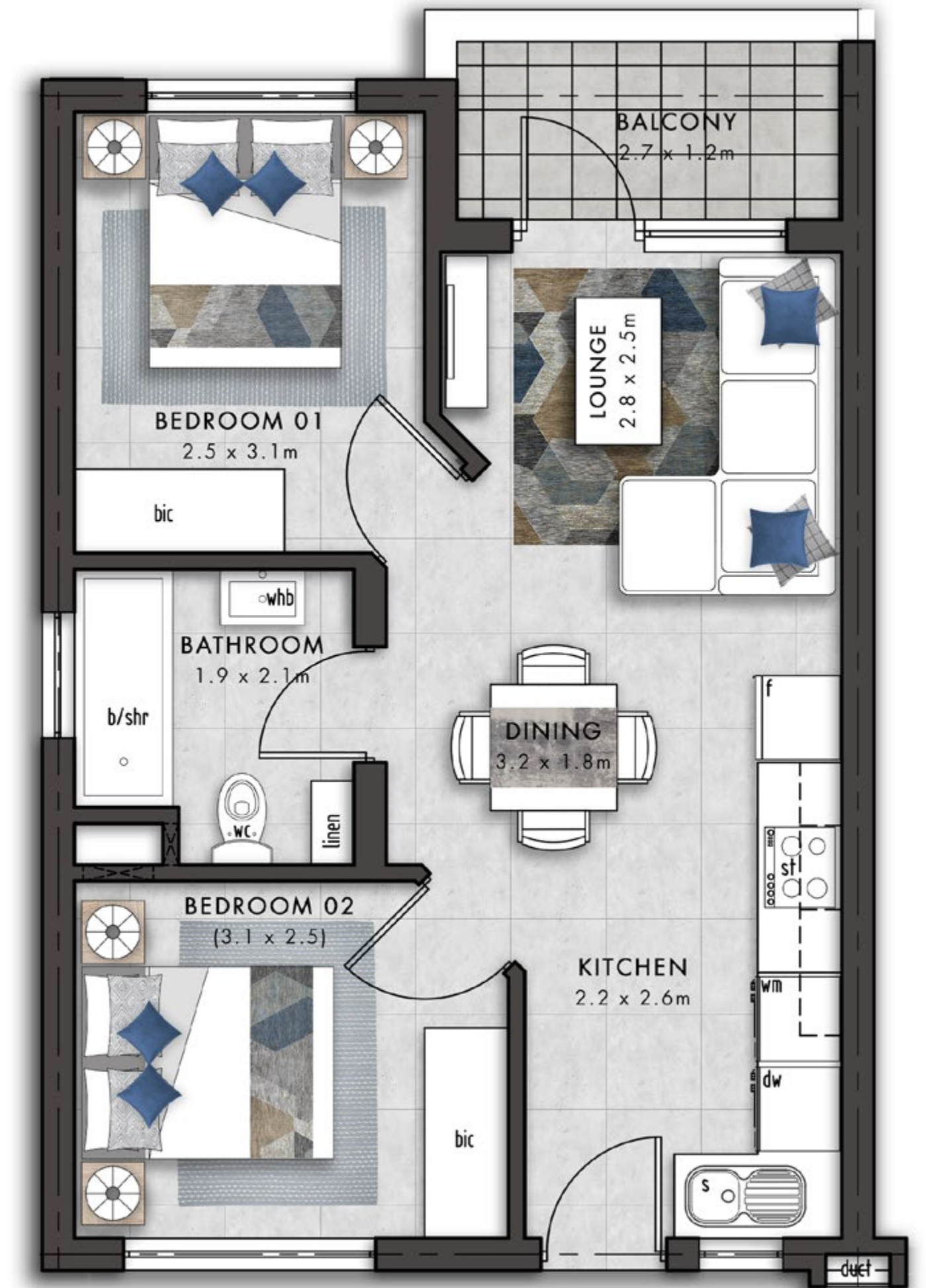
Est. monthly property rates: _____ **R969**

Est. monthly contribution from: _____ **-R914**

Rental Assist of: _____ **R64,800****

Utilities recovered from tenant (WIFI & effluent charge): R1,002

PRICED AT R995,000



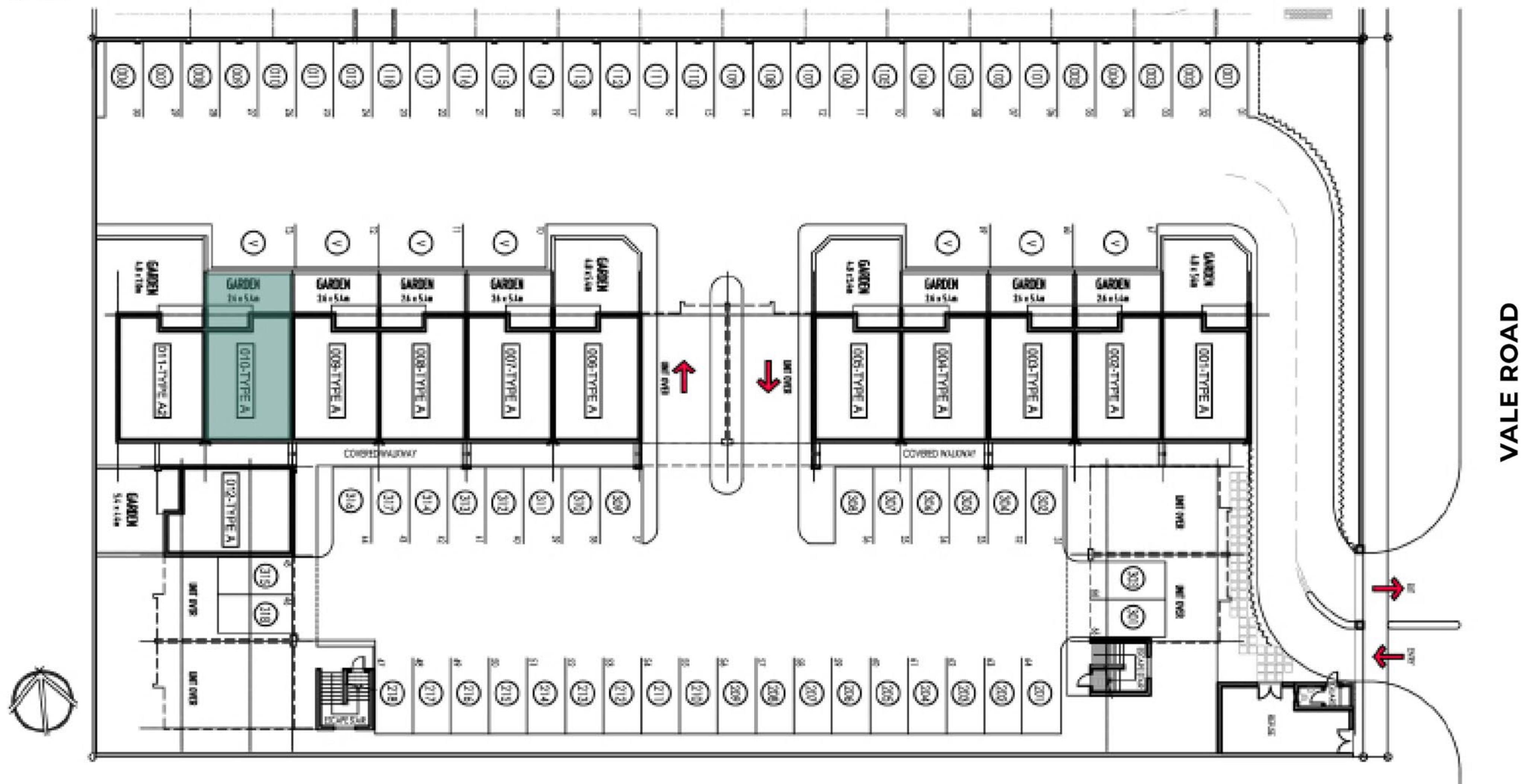
Site DEVELOPMENT PLAN | 24 UNITS



FERN VALLEY

- FERNDALE -

GROUND FLOOR
1 Unit



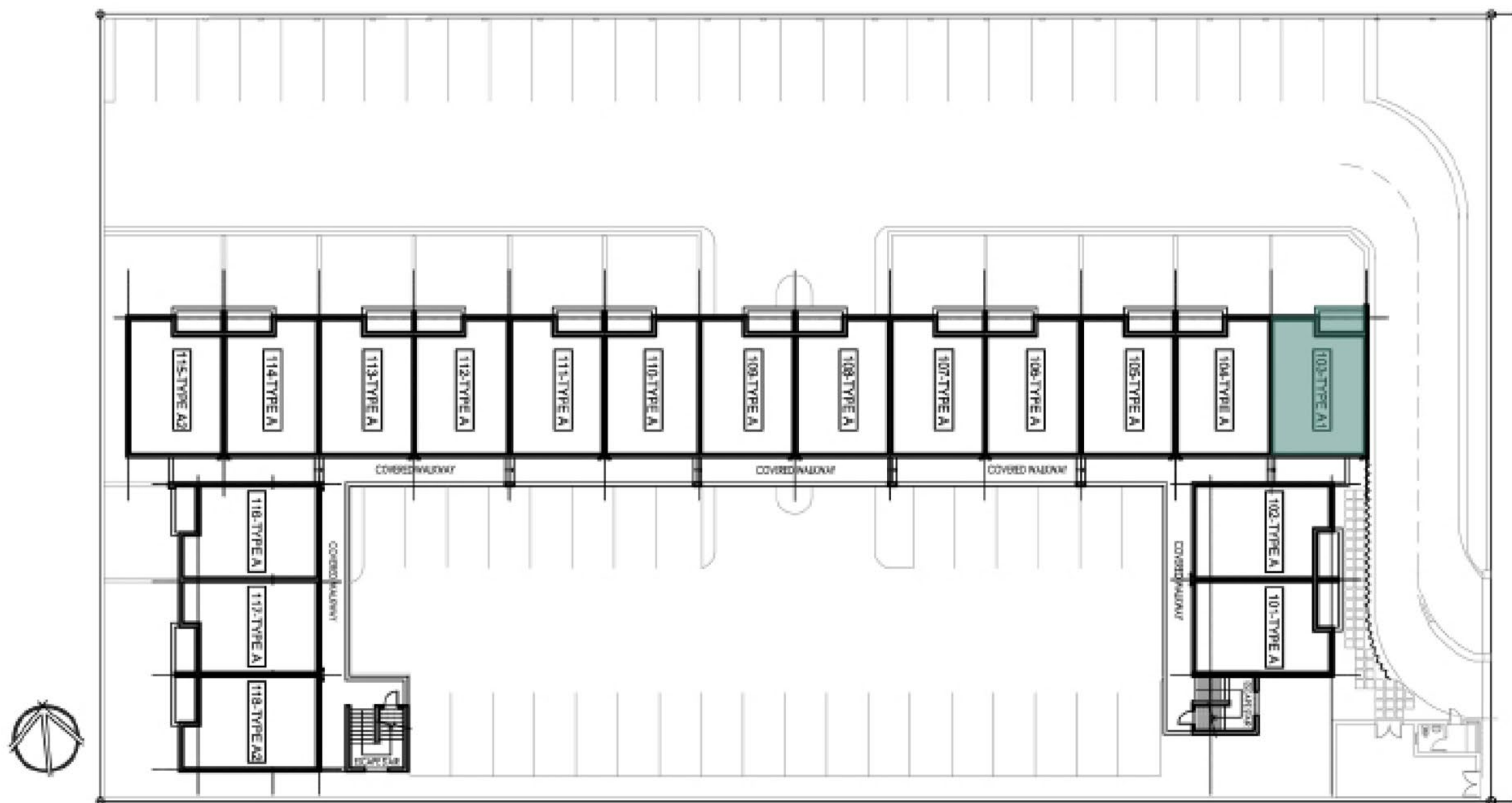
Site DEVELOPMENT PLAN



FERN VALLEY

- FERNDALE -

FIRST FLOOR
1 Unit



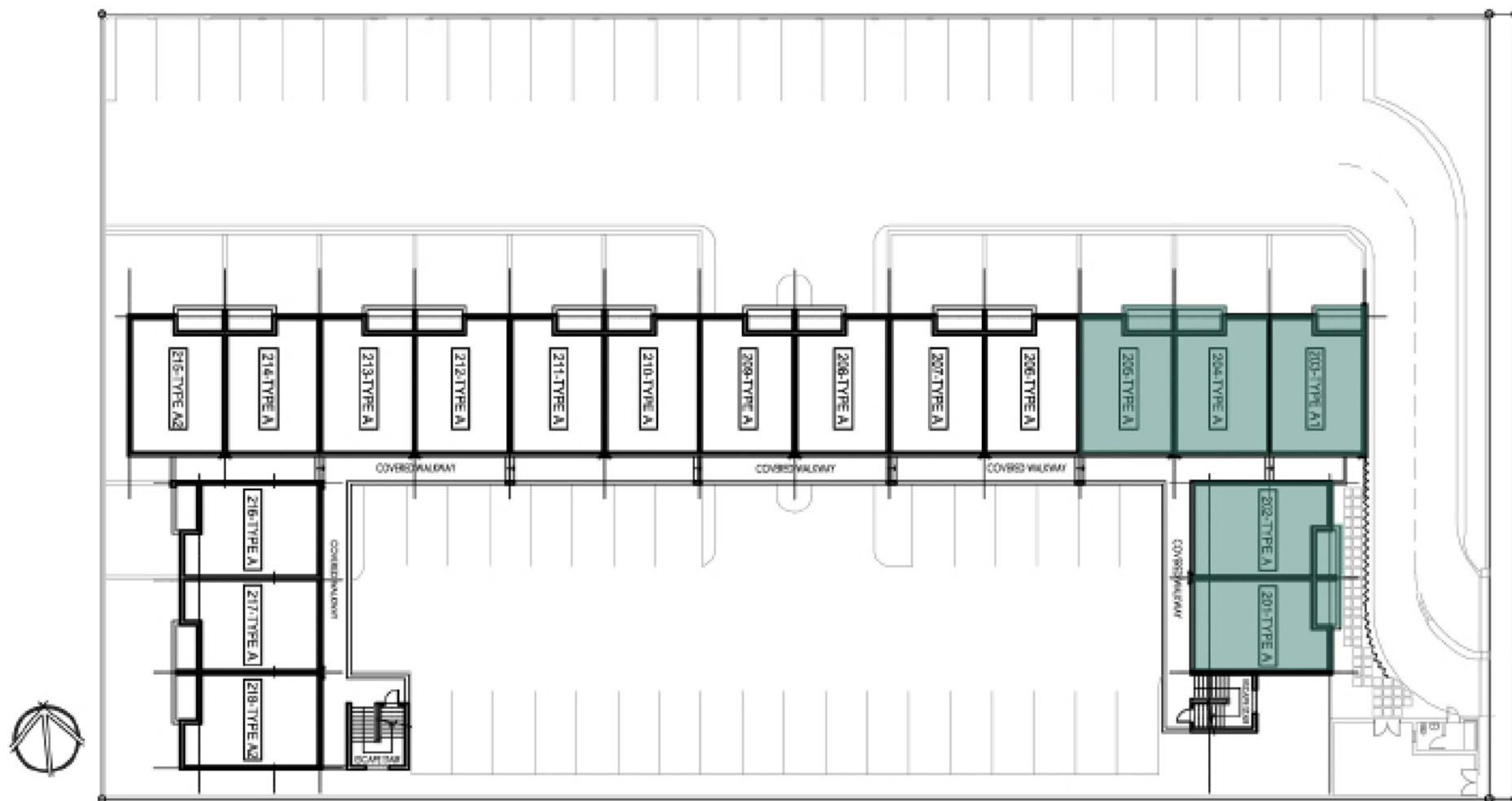
Site DEVELOPMENT PLAN



FERN VALLEY

- FERNDALE -

SECOND FLOOR
5 Units



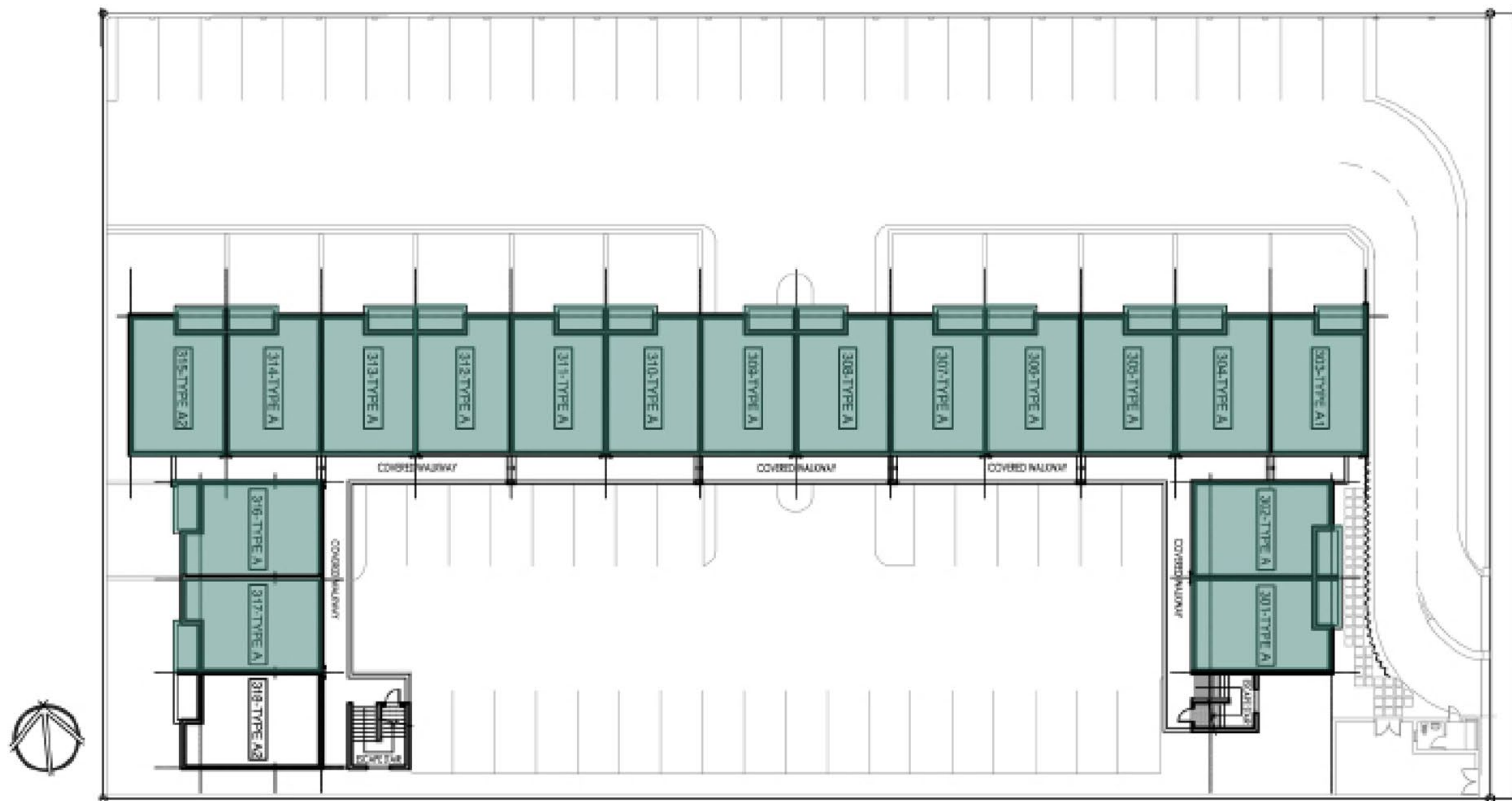
Site DEVELOPMENT PLAN



FERN VALLEY

- FERNDALE -

THIRD FLOOR
17 Units





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.**



+27 (21) 979-2501



info@igrow.co.za



Disclaimer

IGrow makes no warranties, whether expressed or implied, regarding contents, accuracy, financial projections and/or assumptions, nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty, or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party concerning any act or omission by the User in relation to the information and the use thereof by the User. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.

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.