

📍 Meredale | JHB South



*Chart* **YOUR COURSE  
TO FINANCIAL FREEDOM**

Incredible IGrow discounts of up to **R115,097!**





*Family-friendly*

## **COMPLEX WITH VARIOUS FEATURES**

SITUATED ON AN ATTRACTIVE MOUNTAIN RIDGE

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2 Bed, 1 Bath Apartments

**FROM R769,900**

 Meredale | JHB South



24-hour security, electric fencing, and strict access-controlled entrance and exit offer residents and owners complete peace of mind. Investors can chart a course to excellent long-term rental yields with already-tenanted units and monthly contributions comfortably under R1000/month in the first years.

Solar geysers keep costs down for residents, and apartments are stylishly fitted for easy care, with built-in cupboards and tiles throughout. Convenient educational and employment opportunities, and the close proximity to shopping and major highways make this a highly sought-after rental area with excellent occupancy rates.



# Fantastic BENEFITS FOR INVESTORS

WITH IGROW DISCOUNTS OF UP TO R115,097! HOW?

- IGrow Bonus (Rental Assist) up to **R32,400\***
- Bond and Transfer fees included  
(**saving you up to R53,495\***)
- 100% Rental Management Discount for 3 years  
(valued up to **R29,202\***)

## ADDITIONAL BENEFITS

- Rental income up to **R6,875 / month\***
- ROI up to **12.97%\***
- Monthly contributions as low as **R815 / month**
- **Already tenanted** - earn income on registration
- Up to **100%** bond financing arranged for you
- **Zero** deposit required



# Development

## KEY HIGHLIGHTS

- 24hr Security with access control
- Electric fencing on perimeter walls
- Children's play area with see-saws, swing sets and jungle gym
- Storeroom within the complex – R150 p/m
- 1 covered carport per unit





# Apartment

## FEATURES & PERKS

- All units have balconies or patios, some with mountain views
- Full Bathroom
- Fully tiled throughout
- Fully fitted kitchen with built-in oven and hob
- Space for dishwasher or washing machine
- Pre-paid electricity
- DSTV & WIFI ready
- Solar geysers
- Burglar bars & front door security gate





 **SOUTHGATE  
RIDGE**

# *Local* **HOTSPOT**

Southgate Ridge is in Meredale, with ample major employers and easy access to main regional commuter routes. Convenience is king with a full spectrum of educational opportunities, sports and recreation, as well as shopping and healthcare in the immediate neighbourhood.



 **SOUTHGATE  
RIDGE**



### Shopping & Recreation

- **3.4 km** to Southgate Shopping Mall
- **3.7 km** to Colombine Shopping Centre
- **9.1 km** to Gold Reef City
- **6.6 km** to FNB Stadium

### Health & Wellness

- **2 km** to Dr VK Naidoo Medical Centre
- **3.3 km** to Clicks Pharmacy
- **3.2 km** to Lonestar Medical and Aesthetic GP practice

### Education & Commute

- **1.7 km** to Smart Kids Fun Centre Daycare
- **2.6 km** to Meredale Ridge Primary
- **8.1 km** to Abbots High School
- **14.6 km** to WITS University

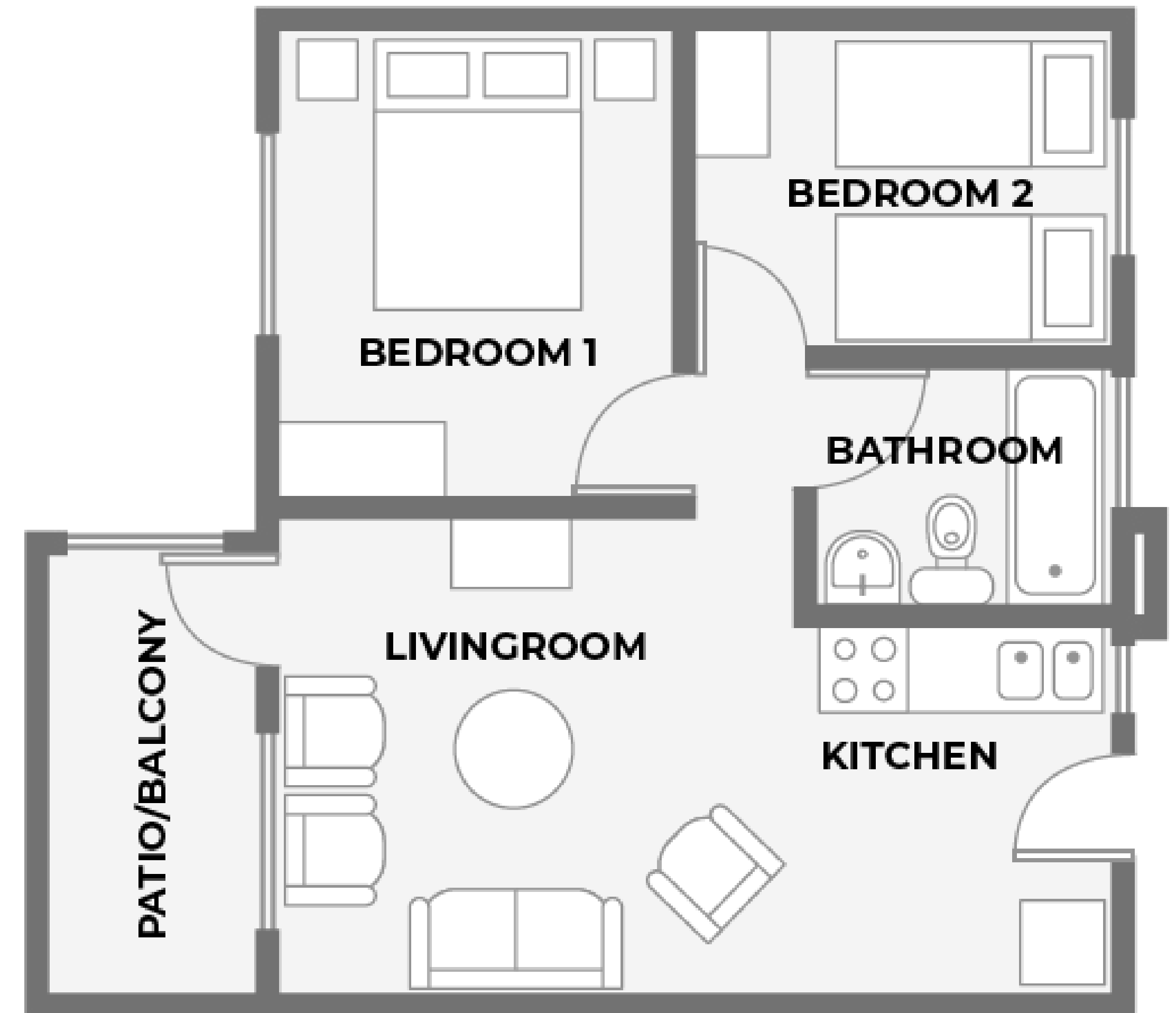


# 2 Bed | 1 Bath

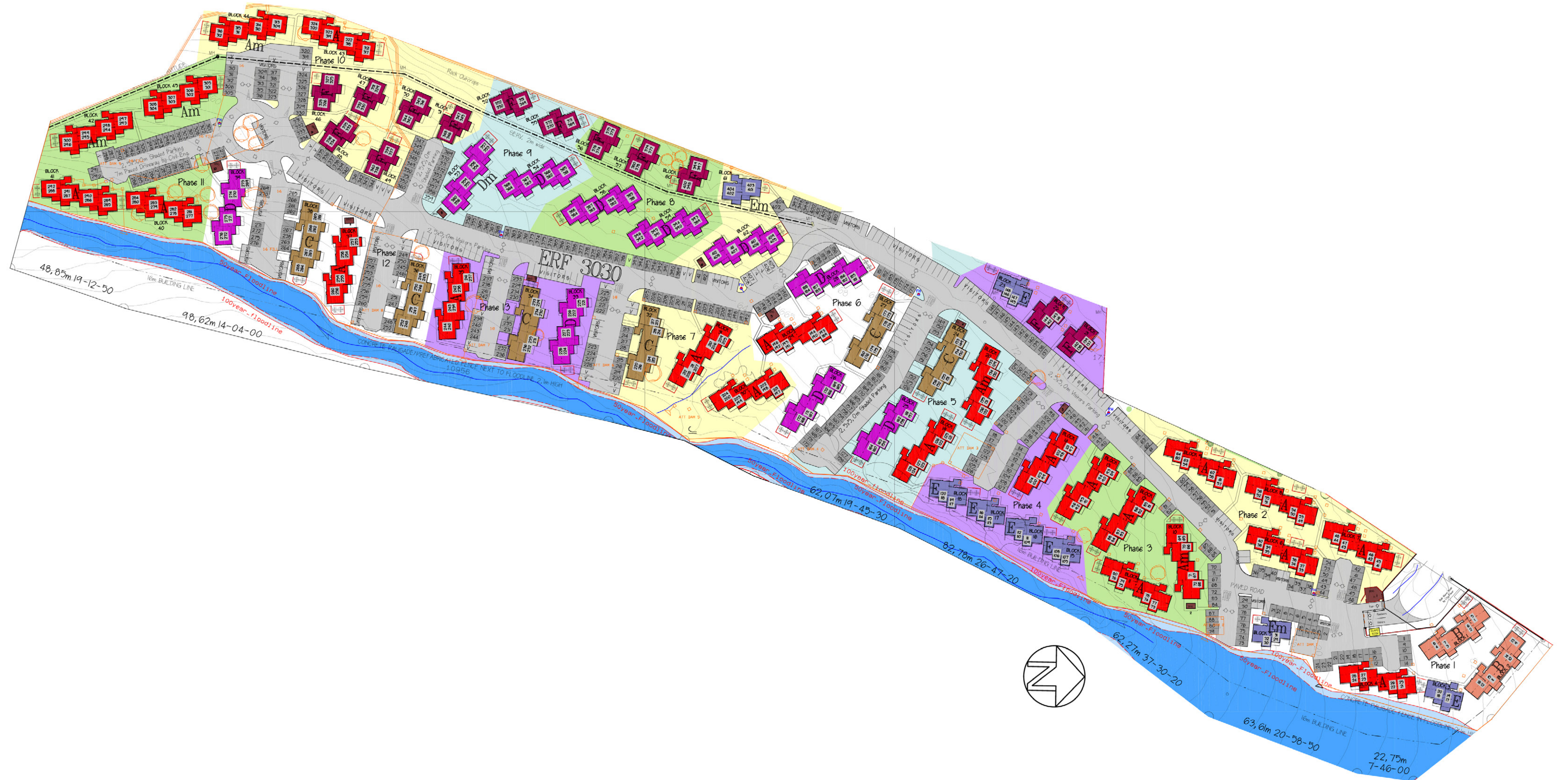
## *Apartments*

Unit size (Incl. balcony/patio):	<b>53m<sup>2</sup></b>
Projected monthly rental income up to:	<b>R6,550</b>
Projected monthly bond repayment (30yr @ 10.25%):	<b>-R6,608</b>
Est. monthly levy (Excl. Effluent charge):	<b>R740</b>
Est. monthly property rates:	<b>R711</b>
Est. monthly contribution from:	<b>-R815</b>
Rental Assist at:	<b>R32,400*</b>

**PRICED FROM R769,900**



# Site DEVELOPMENT PLAN | 412 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.**



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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.

