



ERAND CREEK

2 BEDROOM APARTMENTS
STARTING FROM R889,900

📍 NOORDWYK | MIDRAND



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Midway between two cities, at the heart of Midrand's fastest-densifying zone, sits Erand Creek Estate. This well-established residential community is roughly 26km from both the Johannesburg and Pretoria CBDs, with easy access to the Gautrain and its bus network. Erand Creek Estate is a fully established, thriving community. That means no waiting for construction or a tenant to move in: your unit starts paying from the day it registers.

This is a dependable, income-generating property investment that will help create wealth for those who seek more for their futures. Get ahead of the Gauteng growth curve in this high-demand area.

STARTING PRICE: R889,900

Established TENANTED. EARNING.

Incredible **IGROW DISCOUNT**

INVEST WITH IGROW'S SIGNATURE DISCOUNT OF UP TO R155,502

- Rental Assist up to **R74,400**
- Rental Management Discount: 5 years at 20% discount, worth up to **R14,107**
- Bond and Transfer Fees included, saving you up to **R66,995**

THE NUMBERS MAKE THE CASE

- Gross Rental Yield: up to **12.75%**
- Rental Income: up to **R9,200 PM**
- **Already tenanted**
- Monthly shortfall from **R1,430**
- Green bond interest rates at major banks: - **0.25%**
- Edge Certified Development: save up to **20%** on prepaid utilities
- 5-year NHBRC warranty
- **R10,000** deposit secures your unit

100% BOND FINANCING AVAILABLE







A THRIVING **COMMUNITY**

Erand Creek Estate is a secure, self-contained residential community where tenant demand is not a projection. Five years of proven occupancy means established routines, better tenants, and dependable returns.

THE ADDRESS DOES THE *Letting*



DEVELOPMENT **HIGHLIGHTS**

24-hour security
with strict,
controlled access

Prepaid electricity

Edge Certified complex,
saving up to 20% on
utility costs

Security & UTILITIES

LIFESTYLE & COMMUNITY



Swimming pool and clubhouse



On-site laundromat



Communal green area with braai facilities



Overlooks the riverbank and natural green spaces



APARTMENT FEATURES

2-BEDROOM APARTMENTS

- Open-plan kitchen and living area
- Granite countertops with built-in cupboards
- Open balconies with sliding door access to a secure patio
- Private storage facility per unit
- DSTV and fibre ready
- 1 Covered parking bay per unit



UNIT SPECS

2B1B *Apartments*

55m²

Typical size:	55m ²
Projected monthly rental income up to:	R8,600
Projected monthly bond repayment (30yr @ 10.50%):	R8,140
Est. monthly levy (Excl. Effluent charge):	R1,375
Est. monthly property rates:	R750
Est. shortfall from:	R1,430
Rental Assist up to:	R27,600

PRICED FROM R889,900 - R899,900



UNIT SPECS

2B1B *Apartments*

57m²

Typical size:	57m ²
Projected monthly rental income up to:	R8,750
Projected monthly bond repayment (30yr @ 10.50%):	R8,415
Est. monthly levy (Excl. Effluent charge):	R1,425
Est. monthly property rates:	R750
Est. shortfall from:	R1,460
Rental Assist up to:	R31,200

PRICED FROM R919,900 - R929,900



UNIT SPECS

2B2B *Apartments*

65m²

Typical size:	65m ²
Projected monthly rental income up to:	R9,200
Projected monthly bond repayment (30yr @ 10.50%):	R9,512
Est. monthly levy (Excl. Effluent charge):	R1,625
Est. monthly property rates:	R750
Est. shortfall from:	R1,479
Rental Assist up to:	R74,400

PRICED FROM R1,039,900 - R1,049,900



THIRTEEN ROAD

FOURTEEN ROAD

DEVELOPMENT PLAN



THE ADDRESS DOES THE LETTING

LOCAL AMENITIES

Erand Creek is across the road from Vodacom World- the world's largest digital telecommunications mall, with it's 5-star event venue, boasting conference spaces, state-of-the-art theatre, rooftop terrace, and the iconic Vodacom Dome. It is frequently used for business expos and large-scale gatherings.



SCHOOLS & EDUCATION

Robin's Nest Pre-school — 800m

Smiley Kids — 1.5km

Midrand High School — 2.4km

Noordwyk Primary School — 3.3km

Curro Midrand Halfway Gardens — 4.1km



LIFESTYLE & RETAIL

Mall of Africa — 7.6km

Boulders Mall — 4km

Blue Hills Shopping Centre — 5km



BUSINESS & CORPORATE

Vodacom, Midrand — 400m

UBank Limited — 1.3km

Bytes Technology Group — 1.6km

Nashua Communications — 1.8km



SOLID TENANT DEMAND, **NOT GUESSWORK.**

Midrand is known for top schools, recreation, retail, healthcare, and quality employment opportunities. Stay ahead of the growth curve in an area that offers a deep, self-renewing tenant pool and strong pressure on capital growth.



COMMUTE & **CONNECTION**

Gautrain and Gautrain buses — 4.9km

N1 & R21 highways — easy access

Johannesburg CBD — 26km

Pretoria CBD — 26km



MEDICAL CARE & **HOSPITALS**

Ringpharm Noordwyk Pharmacy — 1.8km

Lenmed Medical Specialist Suites — 4.8km

Midrand Medical Centre — 4.9km

Waterfall Netcare Hospital — 7.9km

CONNECT WITH US

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

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



INTERESTED IN
FINDING OUT MORE?

Just point your camera at the QR code, and explore our website.



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