

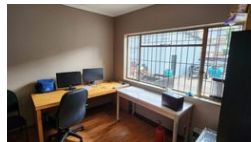
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Web Ref RL7670



### R5,400,000

3 3

**Monthly Bond Repayment** R55,738.17

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R451,807.00 **Bond Costs** R65,785.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

350sqm Business property with 173sqm 3 bedroom home

Dual-purpose property for sale - excellent investment opportunity.

Office space offers:

- 11 workspaces (can be office, storage, workspace)
- 2 Open spaces (reception, open work areas)
- Men's and Ladies' bathroom
- Kitchen

House offers

- 3 Bedrooms
- 2 Bathroom (main ensuite)
- Kitchen
- Laundry
- 2 Living areas

This property has many development opportunities close to business centers, colleges, and universities. It can be used as a business property or converted into a rental opportunity.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	2
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Carports / Parkings	10
Security	No
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	523m <sup>2</sup>
Land Size	1,987m <sup>2</sup>