

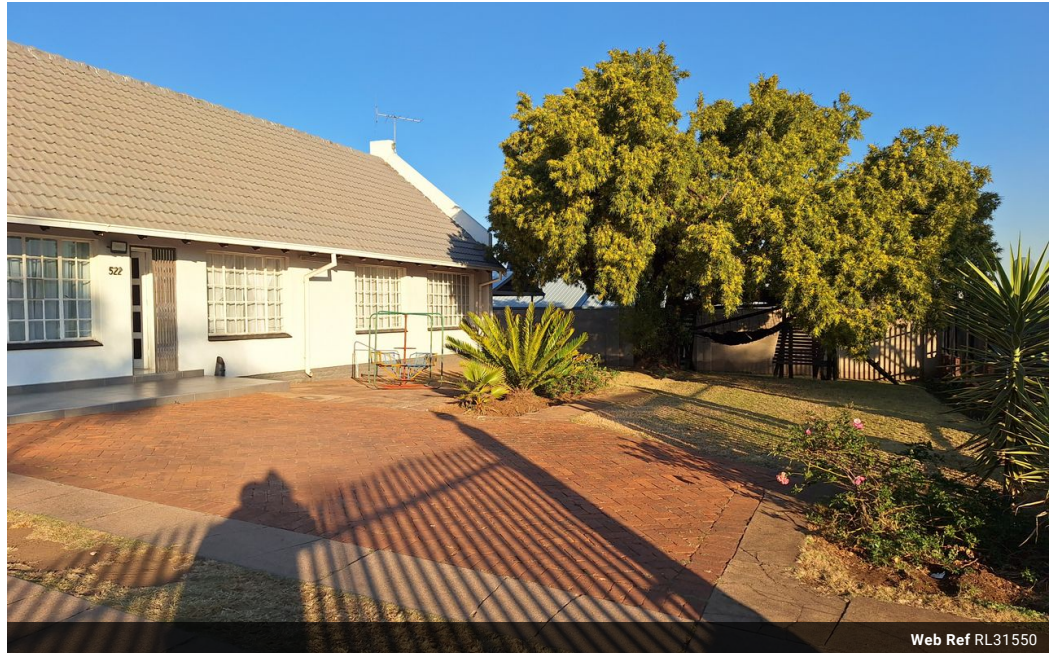


Sivanandan  
Govindasamy Packary  
0824920583  
siva@choprop.co.za

Contact Choprop Sales

0126534444  
0126534444

146 Willem Botha Street  
Wierda Park  
0157



Web Ref RL31550



**R2,590,000**

 4
  2
  2

**Monthly Bond Repayment** R26,294.43

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R122,920.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R1,650

Prime multi purpose property with established business for sale in Erasmia!!!

Make this investment opportunity yours to own today!!!

Discover an exceptional investment opportunity with this unique residential estate, perfectly located on a bustling main road in Erasmia and surrounded by established commercial properties. This well-maintained and versatile property offers a rare combination of comfortable family living and strong business potential.

Key Features:

4 Spacious Bedrooms

2 Modern Bathrooms

Fully Equipped Kitchen with Ample Cupboard Space

Separate Laundry Room

Comfortable Lounge and Dining Area

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	4
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	490m <sup>2</sup>
Land Size	1,568m <sup>2</sup>

### Extras

24 Hour Response Electric Fencing Alarm System Freestanding