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SOLE MANDATE

Web Ref RL38669



### R1,550,000

**Monthly Bond Repayment** R15,998.92  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R47,285.00    **Bond Costs** R28,990.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,908.8



Your next business opportunity: 2 bedroom house ready to be turned into a office space

Unlock Your Business and Living Potential in Windsor Park!

This versatile 2-bedroom property in the heart of Windsor Park, Kraaifontein, offers a unique opportunity for both residential comfort and thriving business ventures. Boasting full business rights, this home is perfectly suited for conversion into a professional office space, or for running your business directly from home.

The property features two well-sized bedrooms with built-in cupboards, a full bathroom, and a functional kitchen. The layout allows for a seamless division, enabling you to comfortably live on one side while operating your business from the other.

Imagine the possibilities: a dedicated office space with ample parking for clients and staff, all within the convenience of your own property. With a potential rental income of R15,000 per month as an...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	5
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	112m <sup>2</sup>
Land Size	408m <sup>2</sup>

#### Extras

Built in Wardrobes Alarm System Bath, Toilet and Basin Burglar Bars Entrance Hall Office Open Plan Kitchen Retail Residential Wood Window

