

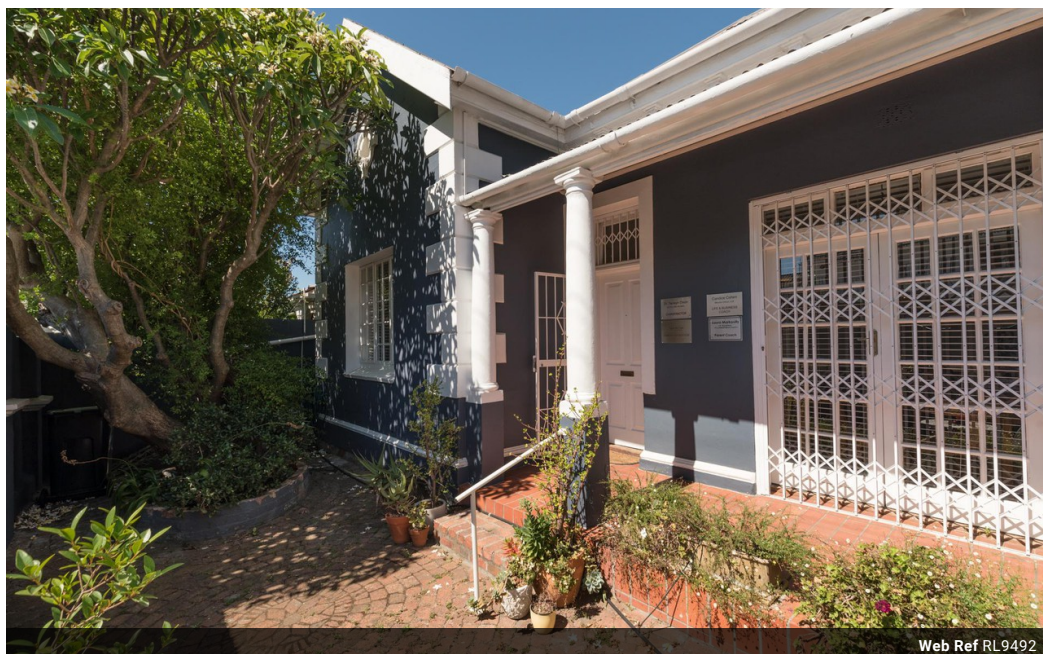


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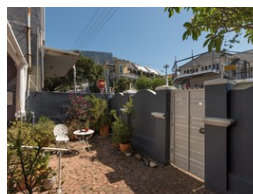
Contact **Virtual Office**

086 1732589

Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL9492



**R3,450,000**

3 1

**Monthly Bond Repayment** R35,025.40

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R216,214.00 **Bond Costs** R47,840.00

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

**Monthly Rates** R2,383.9

### R3 450 000 Commercial Property Converted House currently used as Consulting rooms Vredehoek

POSITION POSITION POSITION. 5 Mins from Garden Centre just off highway into CBD.. This charming secure and sunny Victorian property is currently occupied by health practitioners. Suitable for a wide range of commercial ventures.

It comprises 4 air conditioned office spaces, a 5th office at the back and a storage cellar. You enter a quaint courtyard and are welcomed into a large reception area, Ideally located bordering Vredehoek & Gardens this position offers great exposure with plenty street parking. Full alarm and electric fencing.

### Features

#### Interior

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

#### Exterior

Security	Yes
Pool	No
Views	False

#### Sizes

Land Size	136m <sup>2</sup>
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