

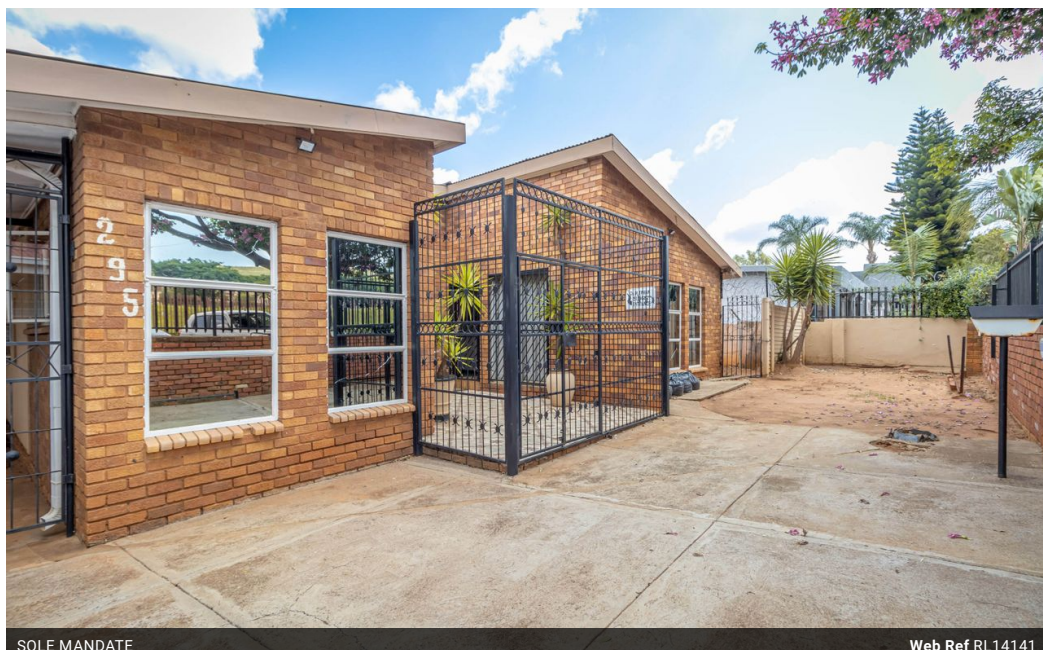


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Contact **Virtual Office**

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



SOLE MANDATE

Web Ref RL14141



R1,950,000

4 3 1

Monthly Bond Repayment R20,127.67

Calculated over 20 years at 11% with no deposit.

Transfer Costs R72,206.00 **Bond Costs** R32,760.00

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

Monthly Rates R871.5

Medical / Office Space For Sale.

Exclusive Sole Mandate!

Nestled in the vibrant heart of Laudium's bustling Bengal Street, where opportunity meets visibility, stands a property poised for success. Whether you're a medical professional seeking an optimal practice location or an astute investor looking to expand your portfolio, this property presents an unparalleled proposition.

Property Overview:

Located strategically on Bengal Street, this property boasts excellent foot and road traffic, capturing attention and guaranteeing optimal visibility.

Current Use: The property is currently configured as doctors' consulting rooms, perfectly suited for medical practitioners. However, its versatile layout opens doors to various possibilities, making it an ideal space for offices or any business requiring multiple private rooms.

Interior Features: Boasting four...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	2
Recep. Rooms	3
Furnished	No

Exterior

Garages	1
Carports / Parkings	2
Security	No
Pool	No
Views	False

Sizes

Land Size	555m ²
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