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Contact **Virtual Office**

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

NEW



SOLE MANDATE

Web Ref RL16358



R3,200,000

4 Bedrooms 3 Bathrooms 2 Carports

Monthly Bond Repayment R32,487.33

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R184,379.00 **Bond Costs** R44,070.00

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

Monthly Rates R2,000

Versatile large family home with business potential in Upper Florida Park

EXCLUSIVE MANDATE

This well-located property, situated on a prominent corner stand in the sought-after upper area of Florida Park, offers exceptional versatility and space. Whether you're looking for a spacious family home, a base for your business, or a combination of both, this property ticks all the boxes.

Currently used for dual purposes—residential and office space—it's perfectly suited for entrepreneurs, professionals working from home, or extended families. With parking for up to 11 vehicles under cover including a double garage and a dedicated workshop area, the possibilities are endless.

Although the property is not zoned for commercial use, the attractive asking price allows room to explore rezoning—a great opportunity for savvy investors or business owners looking to establish a presence in a prime location.

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Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	2
Furnished	No

Exterior

Garages	2
Carports / Parkings	15
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	500m ²
Land Size	2,032m ²

