

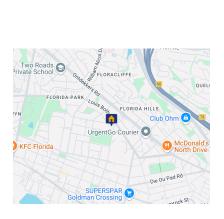


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R3,200,000







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.

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	500m ²
Bathrooms	3	Carports / Parkings	15	Land Size	2,032m ²
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	2	Views	False		
Furnished	No				