



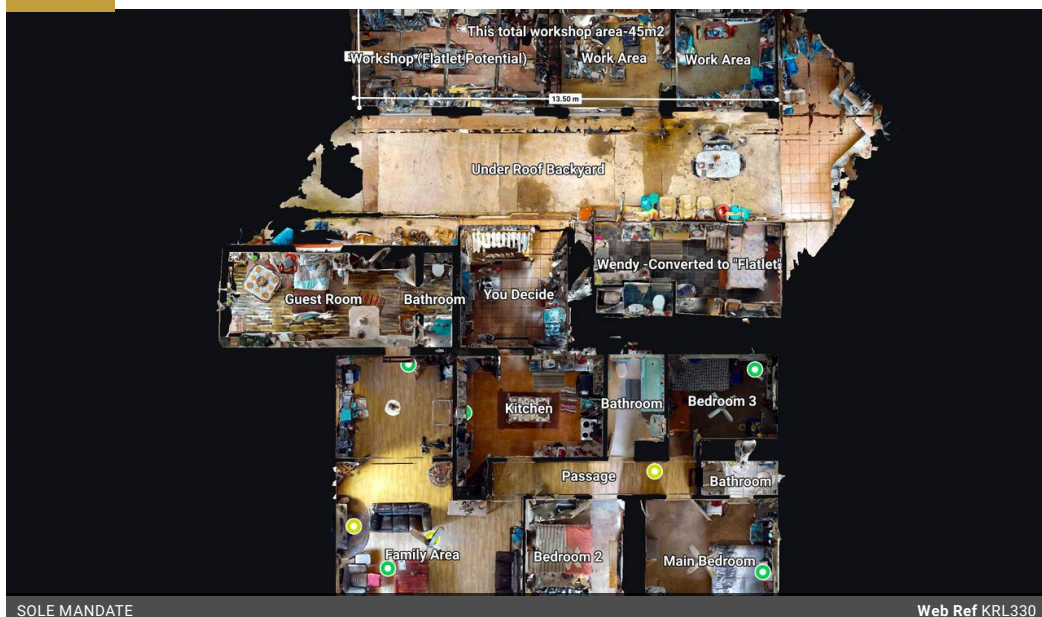
**Johann Cronje**  
082 953 7120  
johann@kpsgardenroute.co.za

Contact Garden Route

086 1778877

Regus Office  
Shamrock Building 2nd Floor  
97 York Street  
George  
6530

FEATURED



SOLE MANDATE

Web Ref KRL330



**R2,275,000**

4 3 1

**Monthly Bond Repayment** R23,096.46

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R96,638.00 **Bond Costs** R36,530.00

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

**Monthly Rates** R1,400

EXCLUSIVE MANDATE - A MULTIPLE INCOME POTENTIAL HOME

View and secure this exclusive opportunity to secure a home in a great position within close proximity to a few popular schools.

This solar equipped 4 bedroom home presents the opportunity to create further income streams by merely converting the large +50m<sup>2</sup> outbuildings also into another dwelling with the opportunity of course to further subdivide the stand and unlock even more value from the opportunity.

The main residence features 4 bedrooms served by three bathrooms, a large lounge, a comfortable dining area and kitchen with a further covered enclosed laundry option.

The floor plan enclosed outlines the practicality of this home whilst the 3D tour enclosed enable you to explore the house and start your planning towards necessary improvements and cosmetic upgrade.  
The large stand is a plus, the location of this home...

Features

**Pets Allowed** Yes

**Interior**

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

**Exterior**

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

**Sizes**

Floor Size	300m <sup>2</sup>
Land Size	1,008m <sup>2</sup>