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146 Willem Botha Street  
Wierda Park  
0157

UNDER OFFER



SOLE MANDATE

Web Ref RL8973



**R1,875,000**

**Monthly Bond Repayment** R19,353.53  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R67,706.00    **Bond Costs** R32,760.00

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

**Monthly Rates** R853

 3     1.5     2

**FAMILY HOME OR BUSINESS POTENTIAL! SITUATED IN A SOUGHT AFTER LOCATION! ERASMIA**

Welcome to this charming residential property that offers a unique opportunity for business use. Situated on a generously sized plot of flat land, this property boasts three bedrooms, making it an ideal space for a variety of business ventures. Here's a detailed description of this versatile property:

**Exterior:**

Upon arrival, you'll be greeted by a well-maintained exterior, featuring a timeless design that blends harmoniously with the surrounding landscape. The property occupies a spacious plot of land, providing ample parking space. A double garage and double carport.

The flat land offers excellent potential for various outdoor activities or expansions.

**Interior:**

Step inside to discover a welcoming and functional interior space. The property features three bedrooms, each offering flexibility for repurposing as offices,...

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms 3  
Bathrooms 1.5  
Kitchens 1  
Recep. Rooms 2

**Exterior**

Garages 2  
Carports / Parkings 2  
Dom. Accom. 1  
Pool No

**Sizes**

Floor Size 310m<sup>2</sup>  
Land Size 1,335m<sup>2</sup>