

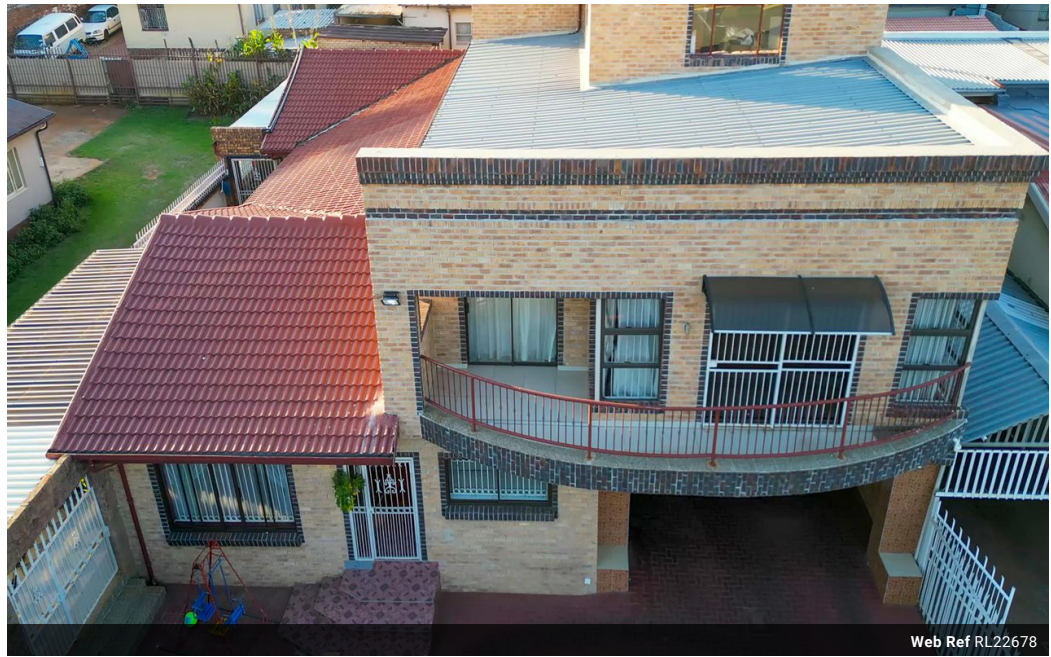


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146 Willem Botha Street  
Wierda Park  
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Web Ref RL22678



**R3,710,000**

**Monthly Bond Repayment** R38,294.19  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R246,982.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 9  8  6

looking for a boutique hotel or BED and Breakfasts,

Looking for an investment opportunity in the heart of Laudium. This charming home offers both comfort and convenience. Featuring nine bedrooms of which eight bedrooms are en-suited, these bedrooms are built with ample space. Perfect for a large extended family. wanting to live together yet have sufficient space to maintain independence. Ideal to convert into a boutique hotel or bed and breakfast. The large living rooms provides ample space for relaxation and entertainment, leading out to a secure pool and braai area. The top floor has an entertainment room that may be converted into a conference room, The house has a sunroom, playroom for kids and a prayer room. The two large kitchens are fitted with white units in beautiful Superwood and granite tops. The garage allows for 6 cars to park comfortably.

Additional extras are...

### Features

Interior		Exterior		Sizes	
Bedrooms	9	Garages	6	Floor Size	575m <sup>2</sup>
Bathrooms	8	Security	Yes	Land Size	621m <sup>2</sup>
Kitchens	2	Pool	Yes		
Recep. Rooms	5	Views	Yes		
Studies	1				
Furnished	Yes				

### Extras

Built-in Kitchen Appliances Built-in Wardrobes Private Pool