



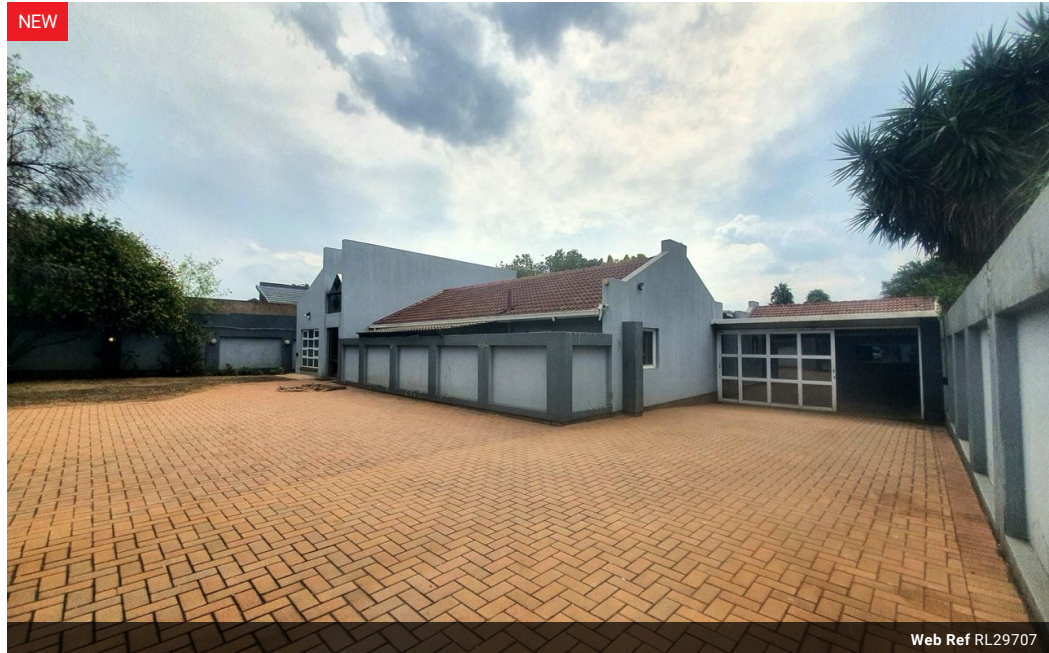
Nadia Chetty
0797799222
nadia@choprop.co.za

Contact Choprop Sales

0126534444
0126534444

146 Willem Botha Street
Wierda Park
0157

NEW



Web Ref RL29707



R2,100,000

 4  2

Monthly Bond Repayment R21,675.96

Calculated over 20 years at 11% with no deposit.

Transfer Costs R83,947.00 **Bond Costs** R34,625.00

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

Monthly Rates R1,800

RENOVATION OPPORTUNITY IN WIERDA PARK

Renovate & Elevate this ultra spacious property located in a tranquil street of the suburb.

This "fixer-upper" property is loaded with potential and presents discerning buyers with the ideal opportunity to transform the existing property into their dream home, or to "flip-and-sell".

The main house boasts 3 bedrooms sharing a common bathroom, a kitchen, and 2 living areas with access to a covered patio with built-in-braai overlooking the pool area.

A super-large area, adjacent to the swimming pool, offers a myriad of possibilities...a dance or fitness studio, class room, games or recreation room. A guest bedroom ensuite within and a second smaller area with built-in-bar and guest toilet add further transformation potential.

So if you are in the market for a renovation project, call or text today for a closer look...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2

Exterior

Carports / Parkings	2
Pool	Yes

Sizes

Floor Size	370m ²
Land Size	1,000m ²

Extras

Huge entertainment area/rec room with built-in-bar perfect as a dance studio, classroom, or small business from home.