



**Kyle De Aguiar**  
 Candidate Property Practitioner  
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 2190



SOLE MANDATE

Web Ref DPR4270



R2,500,000

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**Monthly Bond Repayment** R25,804.71  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

An Ideal Investment or Business Opportunity.

A unique opportunity nestled in the heart of Hurlyvale situated on Hurlyvale Avenue one of the most sought after positions within the Hurlyvale area. The Premises consists of the main building which served as a pre-school as well as outbuildings that provide additional office space. The property is surrounded by properties that support the market value in both avenues as a thriving Business Sector.

- Details:
- Stand Size: 1196sqm
  - Floor Size: 600sqm
  - Main Gate with Ample Parking
  - Fenced and Walled Around the Perimeter
  - Pre-School Premises with Consent Use Rights for a Pre-School, Office Space, or any additional Office based Business.

With its prime Location the property serves as an Ideal Investment for a Business Owner or Investor looking for a positive Return on their Investment. All further information is available on...

Features

Interior		Exterior		Sizes	
Bathrooms	4	Security	No	Floor Size	600m <sup>2</sup>
Kitchens	1	Pool	No	Land Size	1,196m <sup>2</sup>
Furnished	No	Views	False		

