



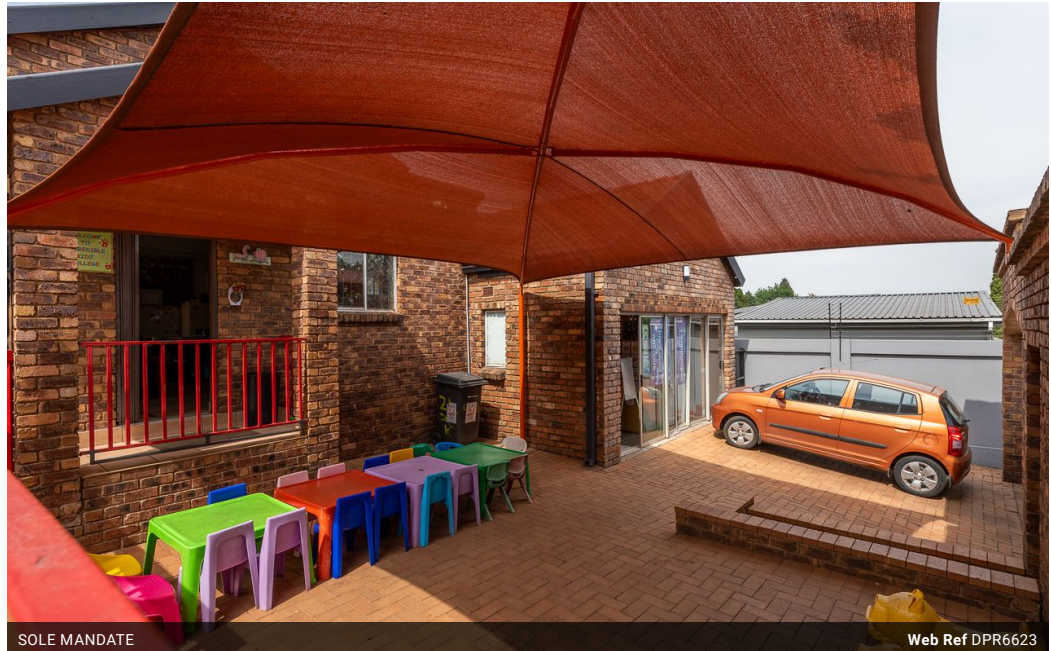
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 2190



SOLE MANDATE

Web Ref DPR6623



R2,195,000

4 3

Monthly Bond Repayment R22,656.54
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R89,647.00 **Bond Costs** R34,625.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,479

Established Preschool in Oakdene, Johannesburg South

In collaboration with ECD Upliftment.

We proudly present this well-established preschool that has been owner-operated for over 18 years! Ideal for nurturing young minds, this property offers the correct rights for up to 50 children.

Key Features:

- School area with 3 classrooms, toilets, and a fully equipped kitchen.
- Accompanying main house with 4 bedrooms and 2 bathrooms.
- Full kitchen, spacious living room, dining room, and an open plan layout as a part of the main house.
- Seamless integration potential: Main residence can be incorporated into the school for expansion.
- Playground area for outdoor activities.
- All necessary documentation and right in place.

Additional Information:

- Capacity for 50 children, with potential for growth. Currently 16 registered children.
- School Fees range from R3100 to R3300...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Carports / Parkings	10	Floor Size	350m ²
Bathrooms	3	Security	Yes	Land Size	1,048m ²
Kitchens	2	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

