

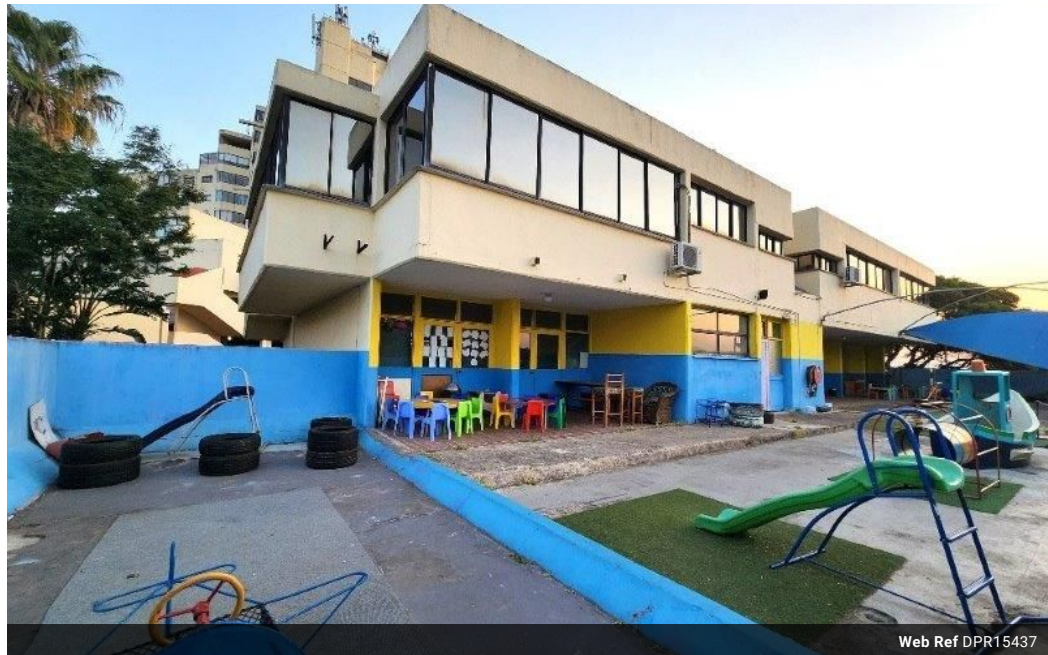


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Contact Pinetown

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39 Glenugie Road  
Pinetown



Web Ref DPR15437



**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 Levy** R4,184.6

**THE FAMOUS PARADISE VALLEY PRE SCHOOL-BUILDING IS UP FOR SALE!**

CALLING ALL PRE SCHOOL-OWNERS - A rare find & a great business opportunity. With an exclusive use roofed area of 604 SQM & an exclusive use garden of 139 SQM (Kiddies outside play area). Offering multiple rooms, classroom & storage. Open plan spaces as seen on the photos. Large kitchen & kiddies' bathroom. 4 exclusive use parking bays at 13 SQM each.

The Birches, Paradise Valley complex is well known for its tight 24-Hour security with over 400 residential units in the estate.

NOTE - The property is for sale, not the business. The property will be vacant as of 17th December 2024. The property can only be used as a pre-school!

Call for more detailed information on this great property buy.

**Features**

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Carports / Parkings	4	Floor Size	604m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	No		
Furnished	No	Views	True		