



**Charline Van der Walt**  
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Contact Vereeniging

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18 Klipriver Drive  
Three Rivers  
Vereeniging



Web Ref DPR10816



**R2,343,000**

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**Monthly Bond Repayment** R24,184.17  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R100,992.00 **Bond Costs** R36,530.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,400

**RESIDENTIAL IDEAL FOR COMMERCIAL USE!**

This property, originally zoned for residential use, it can also ideally be used for commercial purposes, offering a unique opportunity for a business venture as it is located in a business orientated area. Featuring three bedrooms that can be effortlessly transformed into office spaces, this property boasts a functional layout. Additionally, it includes a separate toilet for convenience and a bathroom equipped with a bath and basin. The spacious lounge serves a dual purpose, functioning as either an office or a comfortable waiting and reception area for clients, the built-in cupboards are ideal for possibly storing office documents. The cottage-style kitchen, fitted with durable novilon flooring, adds charm and practicality to the property.

Alongside these features, the property offers a one-car garage and a secure parking...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Land Size	2,096m <sup>2</sup>
Bathrooms	1.5	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	1	Pool	No		
Furnished	No	Views	False		

