

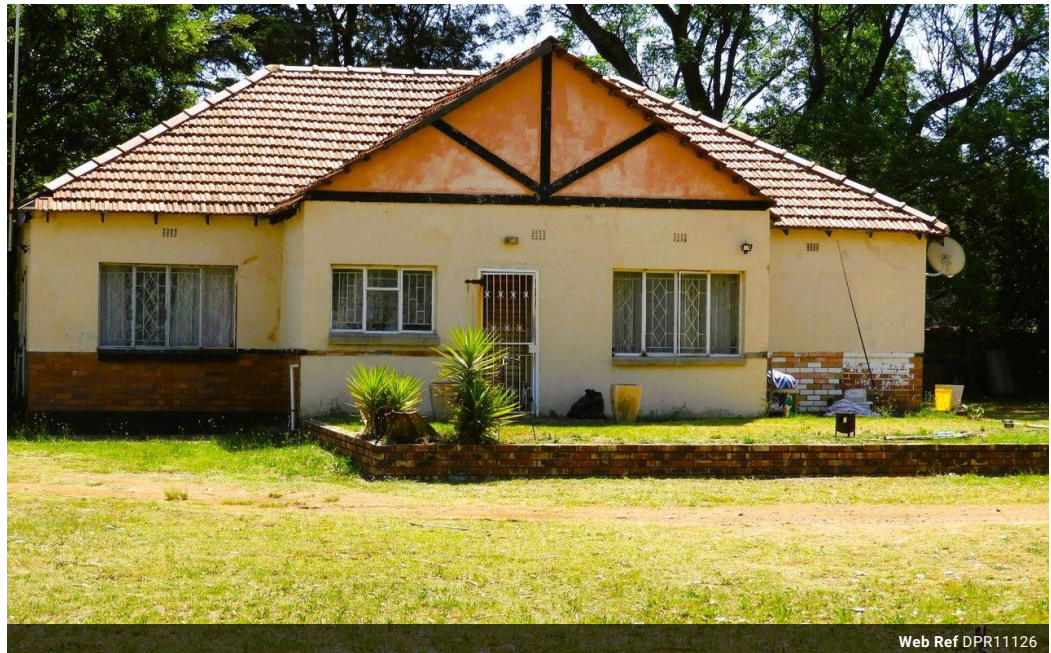


**Charline Van der Walt**  
0760568279  
charlinevdwalt@dpg.co.za

Contact Vereeniging

016 4232876

18 Klipriver Drive  
Three Rivers  
Vereeniging



Web Ref DPR11126



R1,500,000

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**Monthly Bond Repayment** R15,482.83  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R45,785.00    **Bond Costs** R28,990.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

Developer's opportunity- 4 One Bedroom Flats!

This 3,331 square meter property is a prime opportunity for a developer with a vision. Currently, it features four one-bedroom flats, each thoughtfully designed with an open-plan kitchen and lounge area. The one-bedroom units also boast en-suite bathrooms complete with a basin, toilet, and shower. However, the property has been rezoned to allow for the construction of five cluster homes, either in a simplex or duplex style, unlocking a world of possibilities for the savvy developer. The existing infrastructure on the property, such as water, electricity, and sewerage services, is already in place, streamlining the development process. For a developer looking to create a truly unique and attractive housing development, the potential is endless. Imagine a future where a developer purchases this property and decides to demolish...

Features

|                     |     |                 |       |                     |
|---------------------|-----|-----------------|-------|---------------------|
| <b>Pets Allowed</b> | Yes |                 |       |                     |
| <b>Interior</b>     |     | <b>Exterior</b> |       | <b>Sizes</b>        |
| Furnished           | No  | Security        | Yes   | Land Size           |
|                     |     | Pool            | No    | 3,331m <sup>2</sup> |
|                     |     | Views           | False |                     |

