



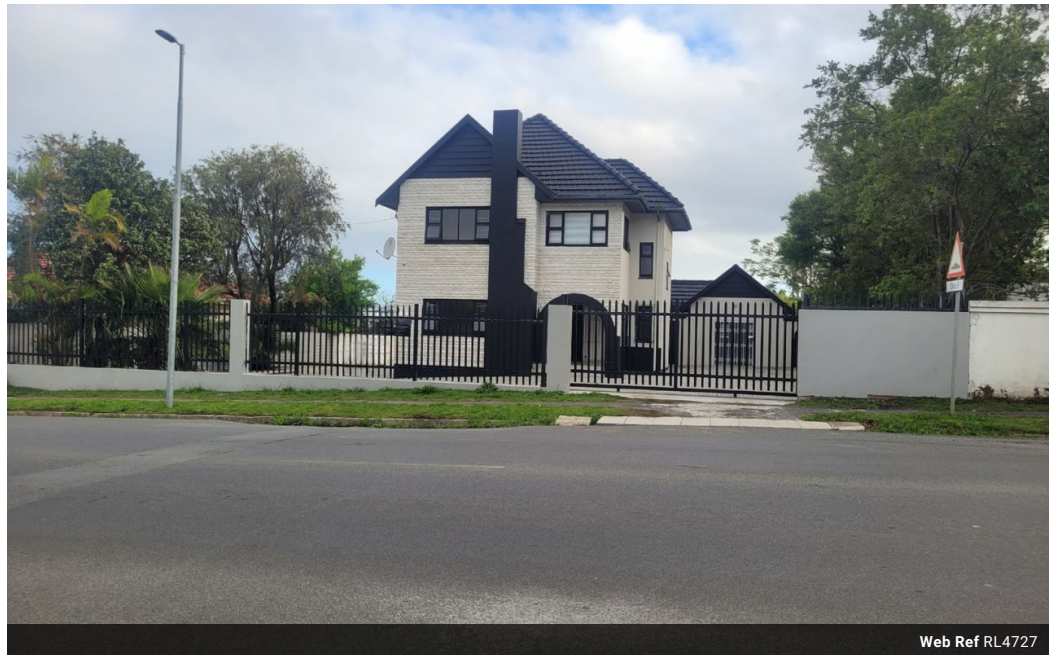
**Nomthandazo Mtshemla**  
Candidate Property Practitioner  
Registered with PPRA  
(FFC 202 271 398 94)

0638275459  
nomthandazo@vartrust.co.za

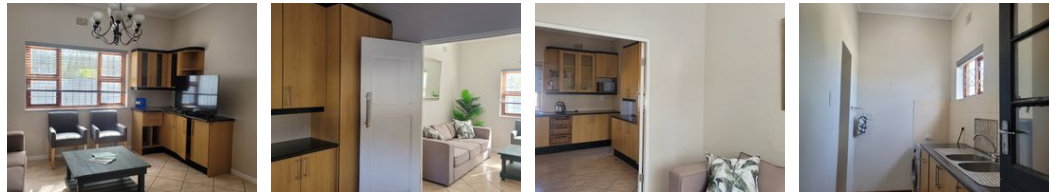
Contact Head Office

087 1354450

Kutoroka  
Scorpion Trail  
Midrand



Web Ref RL4727



**R3,450,000**

3 3

**Monthly Bond Repayment** R35,610.50  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R216,214.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,200

**Potential premium space for small office block development**

A unique gem, newly renovated and restored yet maintaining its charming architecture. If you are looking for a building that stands out on this very busy main road in upmarket Nagoon, look no further.

This building offers excellent potential as a prime location to place your business. It potentially offers 4 office suites plus a smaller room fitted with cabinets. A double size room perfectly suited for a boardroom. An open lounge and spacious kitchen and a scullery.

The back comprises what could potentially be another office suite with its own separate toilet. This back suite opens out into a private covered patio.

The property has been fully paved all around making for easy maintenance of grounds whilst offering lots of secure parking space.

This property is fully fitted with an alarm system, cameras and beams all...

**Features**

Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	10	Land Size	1,011m <sup>2</sup>
Bathrooms	3	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				