



**Nomthandazo Mtshemla**  
 Candidate Property Practitioner  
 Registered with PPRA  
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Contact Head Office

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Kutoroka  
 Scorpion Trail  
 Midrand



Web Ref RL4631



### R2,300,000

3   2.5

**Monthly Bond Repayment** R23,740.33  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R98,138.00   **Bond Costs** R36,530.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,318

### Home & Office in one

Are you looking for that well positioned space to live and work from, giving your business the visibility and exposure it needs. Look no further. This property offers the best of both. Situated on the corner of a major road (Chamberlain) within Vincent, this is the ideal property. Currently operating in that manner and the business now relocating for bigger space, this offers you a live and work from home business a good start plus saves you from renting commercial space. The set up of the property makes both interests comfortably coexist.

The house offers 3 bedrooms, a family bathroom lounge and dining with kitchen. It opens out into a fully paved garden.

There are 2 vast open lounges that operate as business reception rooms plus a garage that has been converted into an office and ablution area for the office side of...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	Yes

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	250m <sup>2</sup>
Land Size	688m <sup>2</sup>