



Ronelda Richter
Non-Principal Property
Practitioner
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Contact Head Office - Kempton
Park

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12 Duffton Way
Aston Manor
Kempton Park



Web Ref 6512485



R2,690,000

 3  1.5

Monthly Bond Repayment R27,765.87

Calculated over 20 years at 11% with no deposit.

Transfer Costs R133,087.00 **Bond Costs** R40,300.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

PERFECTLY SITUATED HOLDING JUST OFF N1 NORTH HIGHWAY IN FAST DEVELOPING WATERVAL AREA

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Investor's dream – 7.6 hectares with house, cottage & Consent Use income generating Spaza Shop on a busy corner, just off the N1 North.

Perfectly sized and situated property for rezoning, as large-scale developments are taking place in the area, due to the proximity to the N1 North for transportation of raw materials and final products and the City of Tshwane upgrades taking place at the Rooiwal power station.

A large portion of the land is not presently utilised and could be developed into lands for the propagation of lucrative crops.

The spaza shop has been granted Consent Use by the City of Tshwane and has a very lucrative monthly income. This store is perfectly situated for expansion as it is frequented by local folk and...

Features

Interior

Bedrooms	3
Bathrooms	1.5
Kitchens	1
Recep. Rooms	2

Exterior

Carports / Parkings	2
Security	No
Pool	No

Sizes

Land Size	7Ha
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