



## VERY PROFITABLE 1.7HA PLOT WITH 6 HOUSES FOR SALE IN HILLSIDE

This gorgeous 1.7 hector property, has so much to offer.

This is an exceptional investment opportunity! The property is situated in Hillside, close to the main road.

Let your money work for you. The property consists of a 4 bedroom main house, another 3 bedroom house with separate entrance, as well as 3x 3 bedroom spacious flats, a 2 bedroom flat plus a granny flat. The property can easily be used as a guest house, as there are guest house rights.

All of the above has there own garden as well as a garage.

Wait- there's more. They have pre approved plans to build on extra 6x flats. The income potential is endless. There is a big office, and 2x store rooms that can easily be converted into flats.

The current income is R30 000.00 pm, which excludes the main house, as the owners are staying in the main house. There is a pool and entertainment area, as well as a 1000sqm 7000sqm Business (Agriculture)

- Bonuses to the erf:
- \*A pool and equipped outside Jacuzzi.
  - \*Lapa: gas supply, electricity supply, kitchen amenities, basin, toilet, and beautiful build in bar.
  - \*Room for a Gym
  - \*2 spacious storerooms which can also be utilized for any type of business or workshop setup that can bring a feasible business income
  - \*2 Smaller storerooms
  - \*2 Staff quarters
  - \*There is still erf available with a lot of opportunity and space to develop in the backside of the plot land to be developed and used as you wish.

<b>Monthly Bond Repayment</b>	R29,441.64	<b>Bond Costs</b>	R42,185.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R152,055.00	<b>Monthly Rates</b>	R2,700



## INTERIOR

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Furnished	Yes

## EXTERIOR

Carports / Parkings	0
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	-
Land Size	1Ha



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