



## 2 PROPERTIES ON 1 STAND FOR SALE IN HOMELAKE (PRICE HIGHLY NEGOTIABLE)!!!!!!

CALLING UPON ALL INVESTORS! THIS CORNER PROPERTY WITH BUSINESS RIGHTS IS IDEAL FOR STUDENT ACCOMMODATION (APPROXIMATELY FOR 80 + STUDENTS) / ANTIQUE SHOP / B & B / TUCK SHOP ETC. (CURRENTLY USED AS AN ANTIQUE SHOP)

PROPERTY IS SITUATED IN A VERY BUSY PART OF TOWN WHICH MAKES IT IDEAL FOR RUNNING A BUSINESS FROM THE COMFORT OF YOUR OWN HOUSE.

AMPLE PARKING OUTSIDE AVAILABLE FOR YOUR CLIENTS OR GUESTS.

HOUSE NR 1 CONSISTS OF THE FOLLOWING:

Entrance with laminated floors and a beautiful chandelier.

Hallway with laminated floors

4 x Bedrooms with wooden floors, ceiling lights. 3 of the 4 Bedrooms offers built in cupboards. Main Bedroom with en suite. 4

HOUSE NR 2 CONSIST OF THE FOLLOWING:

- 1 x Loft with a Bedroom, shower, toilet and basin
- Main Bedroom with en-suite (bath and basin) separate toilet with basin
- 1 x Study (also can be convert into a baby room or walk in closet.
- 1 x Open Plan Kitchen/Dining Room with tiled floors
- Own Entrance (manual gate)
- 1 x Carport for 2 Vehicles
- 1 x Wendy
- 1 x Store Room
- 2 x Carport

<b>Monthly Bond Repayment</b>	R18,263.97	<b>Bond Costs</b>	R30,875.00
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>	R60,979.00	<b>Monthly Rates</b>	R3,900





### INTERIOR

Bedrooms	4
Bathrooms	4
Kitchens	2
Recep. Rooms	5
Furnished	Yes

### EXTERIOR

Carports / Parkings	5
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	670m <sup>2</sup>
Land Size	922m <sup>2</sup>



Nita Jordt  
Agent

083 754 2902  
nita@finehome.co.za