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## 3 Bedroom House For Sale in Westergloor

This property is perfectly located for an entrepreneur who wants to become part of the business directory in Westergloor.

At the entrance you will find 3x extra-large enclosed sink carports. Behind the glass door in the left corner will be the takeaway shop with a kitchen included.

Tandem garage on your right-hand site. There is also a separate entrance door leading to the 10x rental rooms.

3x Spacious Bedrooms, floors tiled, and all built in cupboards.

Family Bathroom: Basin and Bath, floor tiled. Separate toilet: floor tiled.

Dining Room: Open plan, floor tiled.

Tv Room: Open plan, floor tiled. Door exit to the takeaway shop.

Modern Kitchen: Floor tiled, built-in cupboards, electric stove, and oven.

This property is ideal for a training center, development facility or for the use as office or co working space. The takeaway

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R14,203.05

### Bond Costs

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

R27,105.00

### Transfer Costs

R40,587.00

### Monthly Rates

R2,500



### INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Furnished	Yes

### EXTERIOR

Carports / Parkings	3
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	-
Land Size	793m <sup>2</sup>



Beulah Mienie  
Agent

**083 351 7777**  
beulah@finehome.co.za