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SOLE MANDATE

Web Ref RL23077



**R4,500,000**

4 2.5 5

**Monthly Bond Repayment** R46,448.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Income generating - Home and Business

Situated in a very sought after street in Flamingo Park, this beautiful 4 bedroom family home is waiting to welcome its new owner.

Together with the home is a well-established business with a solid monthly turnover and strong client base which has been run from the property for over two decades.

Built on pylons, this strong and sturdy house which is set on a 3 000m<sup>2</sup> stand is a family's dream. This property consists of four well sized bedrooms, one with an on suite, a second bathroom and a guest toilet. A large kitchen with a scullery leads into a dining room and then a large living room. The patio overlooks a beautiful swimming pool and the large garden. The house has three garages, a granny-flat and another two garages where the business is run from.

With the ongoing frustration of load-shedding, a 50Kw diesel Generator...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	4	Garages	5
Bathrooms	2.5	Carports / Parkings	1
Kitchens	1	Security	Yes
Recep. Rooms	2	Pool	Yes
Furnished	No	Views	False
			Floor Size 350m <sup>2</sup>
			Land Size 3,029m <sup>2</sup>