



**Erwin van der Westhuizen**  
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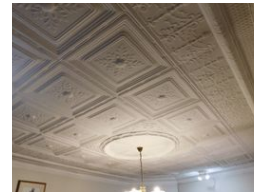
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL26621



R2,800,000

7 2

**Monthly Bond Repayment** R28,426.41

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R141,887.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R2,631

A Think-out- of -the- Box property in Riviera

Rezoned with space to kill for. The original house was kept as part of the changes and still has the wooden flooring and pressed ceilings which add an old-world character to the office section of the building. A small entrance hallway leads to a very spacious reception area, a full-size boardroom, 4 large offices, 1 smaller one, a very functional kitchen and 2 bathrooms. A 100sq m storage room with 2 roll-up doors were built and 4 separate containers (each 24 sq m) were placed, 2 more containers are joined to form a production room of 48sq m as well as a separate work room of 30sq m.

Are you running out of ideas? What about a storage for rent, small shops to form a mini shopping center with a coffee shop, recording- or photographic studios.

Parking in front or on the premises.

Come and satisfy your curiosity.

See you here.

### Features

#### Interior

Bedrooms	7
Bathrooms	2
Kitchens	1
Furnished	No

#### Exterior

Carports / Parkings	4
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	150m <sup>2</sup>
Land Size	993m <sup>2</sup>