



**Lynette Dorkin**  
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Contact Hillcrest & Kloof

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1st Floor, Seeff  
Christians Village Shopping Centre (Pick 'n  
Pay Centre)  
44 - 46 Old Main Road  
Hillcrest  
Durban  
3610



Web Ref RLS969819



R16,800,000

**Monthly Bond Repayment** R173,407.65  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,839,984.00 **Bond Costs** R118,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,206

4 3 2

**OPPORTUNITY KNOCKS – COMMERCIAL PROPERTY!!**

2 portions of land sold as a whole totalling 14000 sqm and conveniently positioned between the M13 and N3 Highways make this a prime location for a business venture. The new Weston precinct is 6 minutes down the road. The main houses comprises a large lounge with fireplace, separate dining room and kitchen.

There are 2 bedrooms on this level sharing a full bathroom and upstairs a further 2 bedrooms, both en suite and a study area between them. Inter-leading from the double automated garage is a large storeroom and office with direct access to the home. A separate flatlet is to the side of the garage and ample parking. A lovely undercover patio overlooks the beautiful landscaped garden and sparkling pool. This property was previously run as the Shongweni Kennels.

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	4	Garages	2	Land Size
Bathrooms	3	Security	Yes	14,000m <sup>2</sup>
Kitchens	1	Pool	Yes	
Recep. Rooms	2	Views	True	
Studies	1			
Furnished	No			

**Extras**

Garden Built in Wardrobes Carpets Closed Circuit TV Cooling Fans Storage Curtain Rails  
Driveway Electric Garage Tiled Floors Entrance Hall Fireplace Covered Patio

