



**Dave Jones**  
082 445 8771  
davejones@seeff.com



**Carmen Jones**  
072 3385227

carmen.jones@seeff.com

Contact Hillcrest & Kloof

031 765 5326

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



SOLE MANDATE

Web Ref RLS969898



R2,850,000

6 3 3

**Monthly Bond Repayment** R29,417.37

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R148,055.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R1,654

Prime commercial suitable for frail care, medical or place of worship

This valuable property has important Old Main Road frontage and visibility rezoned as activity mode its permitted primary usages include shop, restaurant, medical facility, officers, education establishment, laundry and arts + crafts workshop. The single floor stepless building rates it ideal as an institution or facility for the disabled or aged citizens.

The existing buildings are 363sqm in extent and comprises of 9 rooms, 3 kitchens and 3 bathrooms and 3 garages. The building has the ability to be split into three separate usage areas. The land is 4047sqm in extent and is dead level which makes vehicle parking easy. The building is well maintained and recently has a new roof as part of its renovation. The current owners use the facility to restore furniture and as a shop to sell goods. A rare opportunity close to...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	6
Bathrooms	3
Kitchens	3
Recep. Rooms	5
Furnished	No

### Exterior

Garages	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	363m <sup>2</sup>
Land Size	4,070m <sup>2</sup>

### Extras

Air Conditioner Alarm System Garden Scullery Security Gate Septic Tank Built in Wardrobes Burglar Bars Cooling Fans Spa Pool Curtain Rails Driveway Outdoor Beams Pantry Tiled Floors Totally Fenced Washing Machine Connection Entrance Hall Extractor Fan Fireplace Paveway Wendy House

