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## 7Ha Small Holding For Sale in Bainsvlei



**R8,995,000**

7 6 4

**Monthly Bond Repayment** R91,319.84

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R864,664.00 **Bond Costs** R80,035.00

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

### Two Properties for Sale in the Heart of Bainsvlei's Business District

A rare opportunity to acquire two properties, available separately or as a combined sale. Perfectly located in the bustling business hub of Bainsvlei, these properties offer the ideal blend of residential comfort and commercial potential - including a massive 1000 m<sup>2</sup> factory/workshop that significantly boosts the value and usability of the site.

Main House:  
4 Bedrooms  
3 En-suite bathrooms  
1 Guest bathroom  
Kitchen with separate scullery  
Entrance hall  
Dining room  
Pantry  
Indoor braai and bar area  
Lounge and living area  
Swimming pool  
3-Phase electricity  
3 Garages  
6 Covered parking bays

### Features

#### Interior

Bedrooms 7  
Bathrooms 6  
Furnished No

#### Exterior

Garages 4  
Carports / Parkings 7  
Security No  
Pool Yes  
Views False

#### Sizes

Land Size 7Ha