

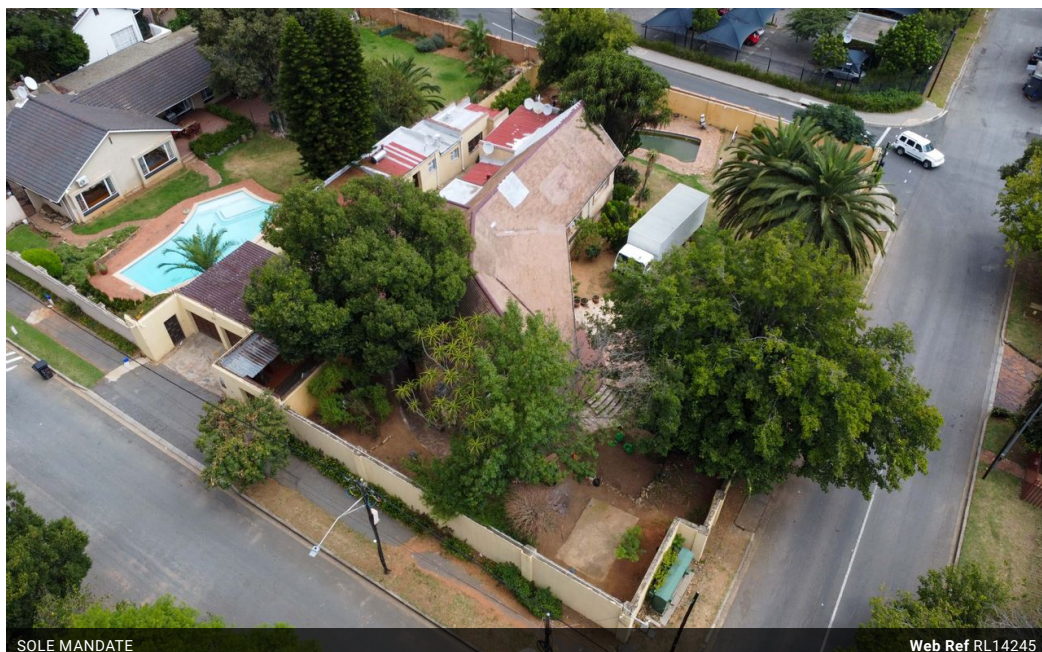


Maria Conradie
 0728305894
 maria@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6
 The Woodmill Lifestyle Centre
 Vredenburg Road
 Devonvallei
 Stellenbosch
 7600



SOLE MANDATE

Web Ref RL14245



R3,750,000

 12  7  4

Monthly Bond Repayment R38,707.06
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R251,382.00 **Bond Costs** R49,725.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R2,300

Developers and investors, this one is for you!

This is a rare opportunity to acquire a double stand—two adjacent properties in Bramley—being sold together as a single investment package. Positioned on separate erven but forming one cohesive site, these properties are ideal for developers and investors looking to capitalise on the area’s high-density residential zoning, which permits up to 60 units per hectare. Both properties were originally three-bedroom homes and have been converted into multi-tenanted accommodations, generating rental income while offering significant development potential. This is an attractive prospect for those looking to unlock long-term value.

Situated on a prime corner bordering a commercial zone, these properties are in an excellent location for future growth. They are near the newly developed Louis Botha interchange, a major infrastructure...

Features

| | | | | | |
|---------------------|-----|---------------------|-------|--------------|---------------------|
| Pets Allowed | Yes | | | | |
| Interior | | Exterior | | Sizes | |
| Bedrooms | 12 | Garages | 4 | Floor Size | 600m ² |
| Bathrooms | 7 | Carports / Parkings | 8 | Land Size | 2,974m ² |
| Kitchens | 2 | Security | Yes | | |
| Recep. Rooms | 4 | Dom. Accom. | 3 | | |
| Furnished | No | Pool | No | | |
| | | Views | False | | |