



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 RL15036



R2,300,000

 6  2  2

Monthly Bond Repayment R23,740.33
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R98,138.00 **Bond Costs** R36,530.00

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

Monthly Rates R1,467.3

Prime Development Opportunity on Rabie Street.

Exclusive Sole Mandate.

Owner asking R2,500,000, taking offers from R2,399,000. Located on the highly visible and bustling Rabie Street, this substantial 6-bedroom, 2-bathroom property presents an exceptional investment opportunity for developers and business owners alike. Positioned opposite a petrol filling station, the property offers ample front parking space, making it ideal for a wide range of commercial uses.

The surrounding area is experiencing significant growth, with many neighbouring properties transitioning from residential homes to thriving businesses. This makes rezoning and commercial development a lucrative option, offering potential for value appreciation as the area continues to evolve.

The house itself is in solid condition and offers versatility for immediate use as residential or office space. For those...

Features

Pets Allowed Yes

Interior

Bedrooms	6
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	10
Security	No
Dom. Accom.	2
Pool	No
Views	False

Sizes

Floor Size	540m ²
Land Size	1,784m ²