

PRIME RESIDENTIAL REAL ESTATE



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3 Bedroom House For Sale in Ferndale



SOLE MANDATE

Web Ref EN01-4568



R2,800,000

3 2 2

Monthly Bond Repayment R28,426.41

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R141,887.00 **Bond Costs** R40,300.00

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

Monthly Rates R1,415

Prime Ferndale Location - Ready for Your Business

Seller asking R 2 990 000.

Offers from R 2 800 000.

Exceptional Opportunity for Office Use

Located in the heart of Ferndale, this property has been rezoned to "special" for office use, offering a great opportunity for businesses looking for a visible and accessible spot. It's a versatile space, suitable for a range of businesses, from medical practices and professional services like lawyers or accountants, to creative agencies.

The adaptable layout means you can configure the space to fit your specific needs. Think about how you could use the space – whether you need individual offices, open collaboration areas, or a combination of both. While you might want to make some changes to fully customize it for your industry, the advantages of this Ferndale prominent and accessible location are...

Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Garages	2
Bathrooms	2			Security	No
Recep. Rooms	2			Pool	No
Studies	1			Views	No
Furnished	No				
				Sizes	
				Land Size	2,079m²

Extras

Tiled Floors, Steel Window Frames, Lounge used as office, Dining Room used as office, Wood Cabinetry, Laminate Counter-Tops, Double Sink, Spcae for 2x Appliances, Space for Fridge

