

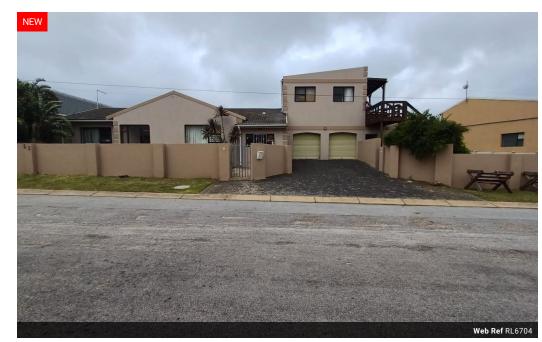


Riana Roux 0717441702 riana@tfre.co.za

Contact TFRE Gqeberha

041 3602455

236 Cape Road Mill Park Gqeberha











R3,530,000

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**Monthly Bond Repayment** R36,436.25 Calculated over 20 years at 11% with no deposit.

Transfer Costs R225,014.00 Bond Costs R47,840.00





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

## Exceptional Investment Opportunity with Endless Possibilities!

This remarkable property is a rare find for investors, homeowners, or entrepreneurs looking to convert it for business use, operate a guesthouse, earn rental income, or accommodate multiple families.

This property is bursting with potential, featuring three self-contained units, generous storage, and a spacious, well-kept yard.

Property Highlights: Unit 1 (Ground Level) 3 Generous Bedrooms & 2 Bathrooms Open-Concept Kitchen, Dining & Lounge Area Separate Scullery & Private Study Enclosed Patio with Direct Garden Access

Unit 2 (Ground Level)
2 Comfortable Bedrooms & 1 Bathroom
Open-Plan Kitchen, Living Room & Dining AreaDedicated Study/Work Area

Unit 3 (Upper Level) 3 Bedrooms & 1 Bathroom

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	8	Garages	2	Floor Size	435m²
Bathrooms	4	Security	No	Land Size	2,031m <sup>2</sup>
Kitchens	3	Pool	No		
Recep. Rooms	6	Views	False		
Studies	1				
Eurniched	No				