



**Riana Roux**  
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Contact TFRE Gqeberha

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236 Cape Road  
Mill Park  
Gqeberha

NEW



Web Ref RL6704



**R3,530,000**

**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.

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### 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 Area  
Dedicated Study/Work Area

Unit 3 (Upper Level)  
3 Bedrooms & 1 Bathroom

### Features

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