



**Isabel Lombard**  
0848304864  
isabellombard@dpg.co.za

Contact **Meyerton**  
**016 0042352**

24 Glynn Street  
Rothdene,  
Meyerton,  
1961

## 3 Bedroom House For Sale in Riversdale

UNDER OFFER



Web Ref DPR18262



**R698,000**

3 Bedrooms, 1 Bathroom, 1 Carport

**Monthly Bond Repayment** R7,086.30

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00

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

**Monthly Rates** R650

### Massive Developer Opportunity in Riversdale

This expansive property, measuring 7,576 square meters, presents a remarkable opportunity for developers in the thriving heart of Riversdale. The site currently features a three-bedroom house, which, while in need of significant tender loving care (TLC), provides potential for renovation or repurpose. Fully fenced and equipped with a borehole, this land is not only suitable for immediate residential improvement but also holds great promise for development and subdivision, allowing for the optimization of space.

Notably, the absence of dolomite testing requirements on the property streamlines the development process, making it an attractive investment for those looking to capitalize on the area's growth potential. This is a unique chance to transform a substantial parcel of land in a desirable location into a profitable...

### Features

**Pets Allowed** Yes

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 3  |
| Bathrooms    | 1  |
| Kitchens     | 1  |
| Recep. Rooms | 1  |
| Furnished    | No |

#### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 1     |
| Carports / Parkings | 10    |
| Security            | Yes   |
| Pool                | No    |
| Views               | False |

#### Sizes

|           |                     |
|-----------|---------------------|
| Land Size | 7,576m <sup>2</sup> |
|-----------|---------------------|