

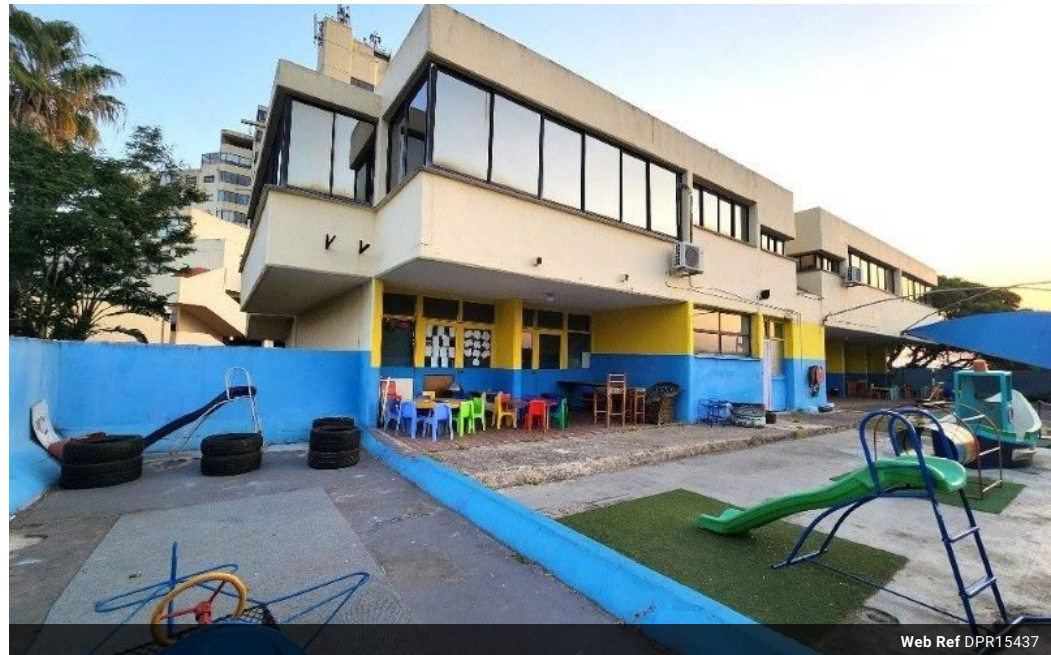


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Pinetown



Web Ref DPR15437



## R2,500,000

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**Monthly Bond Repayment** R25,380.72

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R4,184.6

### THE FAMOUS PARADISE VALLEY PRE SCHOOL-BUILDING IS UP FOR SALE!

CALLING ALL PRE SCHOOL-OWNERS - A rare find & a great business opportunity. With an exclusive use roofed area of 604 SQM & an exclusive use garden of 139 SQM (Kiddies outside play area). Offering multiple rooms, classroom & storage. Open plan spaces as seen on the photos. Large kitchen & kiddies' bathroom. 4 exclusive use parking bays at 13 SQM each.

The Birches, Paradise Valley complex is well known for its tight 24-Hour security with over 400 residential units in the estate.

NOTE - The property is for sale, not the business. The property will be vacant as of 17th December 2024. The property can only be used as a pre-school!

Call for more detailed information on this great property buy.

### Features

#### Interior

Bedrooms	4
Bathrooms	1
Kitchens	1
Furnished	No

#### Exterior

Carports / Parkings	4
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	604m <sup>2</sup>
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