



**Bradley & Justine Thomas**  
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Contact Southern Suburbs

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1st Floor  
Block B  
Black River Park North  
Observatory

## 2 Bedroom House For Sale in Diep River

UNDER OFFER



SOLE MANDATE

Web Ref 5262357



**R1,695,000**

 2  1

**Monthly Bond Repayment** R17,208.13

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R54,739.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R687

### THE PERFECT CANVAS...THE POSSIBILITIES ARE ENDLESS...

A MUST VIEW...

Set in a quiet pocket in Diep River.

Close to all amenities such as the new 3 Arts Centre and newly refurbished The Village Hub.

On entering this warm sunny cottage, it already feels like home...

The versatility of this beautiful cottage would appeal to the following buyers:

- Young families
- Investors as a buy to let investment
- Developers that will immediately recognize the properties potential (GR4 Zoned) meaning the property can be subdivided and 2 townhouses built

This solid sunny cottage with unique features has the following to offer:

\*2 bedrooms both with genuine solid Oregon pine wooden floors (1 bic)

\*Dining room tiled

\*1 dining/living room are with genuine solid Oregon pine wooden floors

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	2			Floor Size	86m <sup>2</sup>
Bathrooms	1			Land Size	258m <sup>2</sup>
Kitchens	1				
Recep. Rooms	3				
Exterior					
Carports / Parkings	1				
Security	No				
Pool	No				