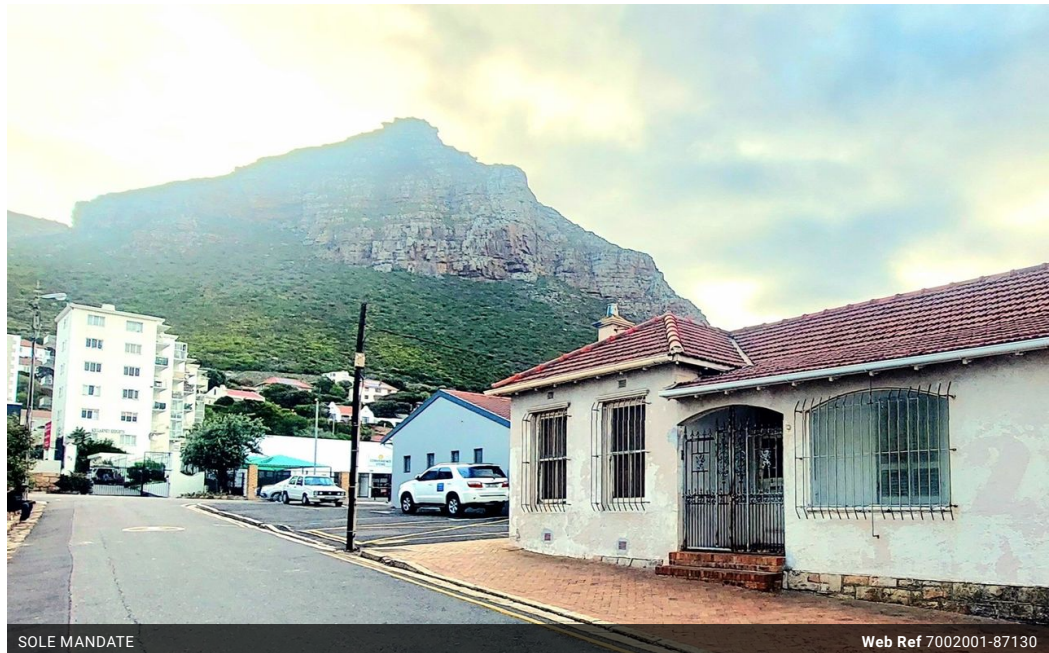


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SOLE MANDATE

Web Ref 7002001-87130



R1,980,000

Monthly Rates R1,200 Excl. VAT



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Charming Victorian Sectional Title _Church Road NO2_ with Business Zoning & Mountain Views

Welcome to Section 2 of this character two-unit sectional title property – a true gem that blends timeless Victorian elegance with modern versatility. Perfectly positioned on famous Church Road, this 76m² property is zoned for business commercial use, making it ideal for a boutique office setup, consultancy, or home-based business. Having been tastefully adapted to function as a two-bedroom residence, it offers immense flexibility for dual-purpose use, with erf extending to the pavement edge for convenient parking.

The entrance is framed by a striking wrought iron double gate, a nod to classic Victorian design, opening onto a shared, covered front patio that leads to two separate entryways – one exclusive to this section.

Features

Zoning Commercial

Sizes

Floor Size 76m²

Extras

Near Beach Near Shops Brick To Be Renovated Crown Moulding Common Areas Near Park Kitchen - Extra Barbeque pit Fireplace Room Safe Location Mountain Near Shopping Mall Near Schools Unfurnished Protected (Historical) Upgraded Bathroom Good reachable traffic Bay Window Near Public Transportation Shower East Fibre Entrance Hall Hob Veranda