



**R1,499,000**

Krugersdorp North

### Features

Property Type	House
ERF No	268
ERF Size	1,517m <sup>2</sup>
Bedrooms	3
Bathrooms	1
Lounge	2
Dining Room	1
Garage	1
Carports	2
Staff accommodation	No
Rates	R1,333 p.m.

Web Ref: 6298326





# OLD WORLD CHARM WITH RESIDENTIAL AND AUTOMATIC...

This property is conveniently located on the very popular Viljoen Street boasting a large stand with a main house and ample space, including 4 garages and storage space.

The main house includes a sunny enclosed porch, a lounge with a wood-burning fireplace, a dining room, three well-sized bedrooms with built-in cupboards, a bathroom, and a kitchen. Additionally, there is a one-bedroom flatlet that can either be used separately or easily integrated back into the main house. The flatlet consists of a combined lounge and bedroom area, separate bathroom, and a kitchen.

One noteworthy feature is that the property has commercial rights, making it suitable for business use. Its location is also advantageous - situated near Keywest Shopping Mall and local schools. Furthermore, there is an opportunity to combine this property with the adjacent one, which is also in the market.

Don't delay in contacting the agent for an exclusive viewing as this property is priced to sell.

Erf size: 1517 m<sup>2</sup>

Property Rates: R692.54

Sewerage: R425.50

Refuse: R215.05

## Points of Interest:

### Education

Laerskool Krugersdorp-Noord 0.20km

St Ursula'S School 0.62km

Hoërskool Monument 0.74km

Krugersdorp Town Primary School 0.87km

Townview High School 1.09km

Laerskool Paardekraal 1.11km

Hoërskool Jan De Klerk 1.20km

Hoër Tegniese Skool N Diederichs 1.31km

Phatudi Primary School 1.81km

Diphlane Primary School 1.93km

Monument Primary School 2.05km

Thuto Lefa Secondary School 2.16km

Alma Mater Akademie 2.63km

Laerskool Millenium 2.94km

Laerskool Ebenhaeser 2.97km

Tirisano Academy 3.19km

Laerskool Protearif 3.47km

Krugersdorp High School 3.87km

Hoërskool Noordheuwel 3.97km

West Rand Primary Mine School 3.91km

Damelin West Rand 4.47km

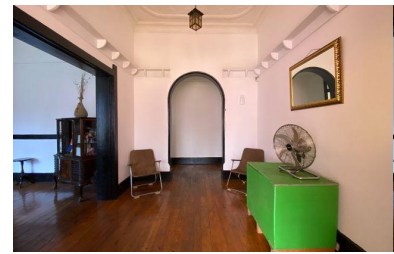
Laerskool Kenmare 4.57km

### Sports and Leisure

Krugersdorp Game Reserve 5.18km

### Police Station

Krugersdorp Police Station 3.17km



**Ilse van Zyl**

Property Practitioner

0824423309 / ilse@gaylin.co.za



**Gaylin Estate Agents**

341 Beyers Naude Drive

011 268 8000