



R17,000,000

Grootfontein Country Estates

Features

Property Type	Small Holding
ERF No	Ptn 125 Farm 394
ERF Size	1.10Ha
Property Title	Freehold
Bedrooms	6
Bathrooms	6
Lounge	2
Dining Room	2
Garage	2
Carpports	30
Staff accommodation	No
Rates	R2,759.75 p.m.
Web Ref: GER259	



WE MAKE THE DIFFERENCE

PRIME BUSINESS OPPORTUNITY IN PRETORIA EAST . GOING...

Discover an exceptional investment opportunity with this premier property in the heart of Pretoria East, offering a unique blend of luxurious residential living and valuable commercial potential.

The main house, accessible via a private entrance from Boyes Crescent, features three spacious bedrooms and three modern bathrooms. It boasts an expansive entertainment area, ideal for hosting gatherings, and a large open garden, perfect for outdoor relaxation and activities. A backup generator ensures uninterrupted power supply for the entire property.

The second property, located closer to Garsfontein Road, includes three bedrooms and three bathrooms. Currently tenanted, it provides a steady stream of rental income.

The property also includes several income-generating elements. A leased motorcycle repair shop offers reliable rental income, while an established restaurant, with a valid liquor license and extensive seating options both indoors and outdoors, is fully tenanted. Additionally, a padstal/deli, operated by the current owners and including all stock and equipment, presents the potential for either sale or rental to further enhance income.

There is also significant expansion potential. The property allows for the addition of another dwelling to increase rental income and is situated near planned major developments, such as new estates and a nearby petrol station, which are expected to boost customer traffic and business growth.

This property is a rare find, combining the comfort of residential living with diverse business opportunities, making it a valuable asset in one of Pretoria East's most desirable locations. For more information or to schedule a viewing, please contact us today. Don't miss out on the chance to invest in this exceptional property on Garsfontein Road.

Financial records for the businesses are up-to-date and available to serious buyers.



Baldt Greyling

Candidate Property Practitioner

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