



**Caeden Bartosch**  
Non-Principal Property  
Practitioner  
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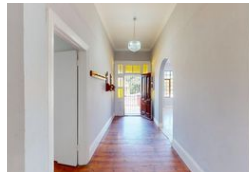
041 581 4363

127 Prospect Road  
Walmer  
Port Elizabeth  
6070



SOLE MANDATE

Web Ref RL41528



### R1,295,000

3 2

**Monthly Bond Repayment** R13,147.21

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R37,467.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R1,021.2

### Versatile RES3 Zoned Property in Prime South End Location

This well-located 157m<sup>2</sup> property offers excellent visibility and dual access from both Walmer Boulevard and Webber Street, making it ideal for residential living, business use, or redevelopment potential.

The home features three bedrooms with built in cupboards, two newly renovated bathrooms, a spacious living room with a fireplace, and a modern kitchen fitted with new cupboards, a gas hob, and an electric oven. Outside, you'll find a built-in braai and a separate storeroom with its own toilet—adding further flexibility to the space.

Zoned RES3 and positioned in a high-traffic area, this property is a smart choice for homeowners, developers, or investors seeking a well-placed site for business exposure or future expansion opportunities.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Carports / Parkings	2	Floor Size	157m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	335m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	False		
Furnished	No				

