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Web Ref RL1460



R5,399,000

2 1

**Monthly Bond Repayment** R55,727.85  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R451,697.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,522

### Charming Cape Cottage in Prime Gardens Hotspot – Ideal for Business or Airbnb

Nestled in a quiet cul-de-sac on the corner of sought-after Park Road and Kohling St, this character-filled Cape Dutch cottage offers an exceptional business/commercial opportunity in one of Cape Town's most vibrant districts.

Surrounded by trendy restaurants, cafes, and boutique stores, and just steps from Kloof Street, this is a rare find in a high-demand location.

**Property Highlights:**

- Versatile usage – Ideal for business, office space, or a standout Airbnb investment
- Prime location – Situated on Park Road, a bustling hub in Gardens
- Spacious interiors – High ceilings and wooden flooring enhance the sense of space
- Open-plan living – Air-conditioned lounge flows into a large dining area
- Well-equipped kitchen – With plumbing for two appliances
- Two bedrooms – Each fitted with panel heaters
- Modern bathroom – ...

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Land Size	195m <sup>2</sup>
Bathrooms	1	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Studies	1				
Furnished	No				