



**Deidre Nel**  
079 014 7960  
deidre.nel@everitt.co.za

Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



SOLE MANDATE

Web Ref CNRS-7686



**R1,590,000**

3 2

**Monthly Bond Repayment** R16,411.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R48,485.00 **Bond Costs** R28,990.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R600

## HOUSE WITH A BUSINESS

SHOW HOUSE: SUNDAY 23 MARCH 2025 FROM 10H00 – 12H00

PLEASE ARRANGE YOUR VIEWING WITH THE AGENT PRIOR TO ATTENDING THE SHOW HOUSE.

ADDRESS: 42 STATION ROAD, BELMONT PARK

### HOUSE:

Consists of 3 bedrooms, 2 bathrooms, kitchen, large sitting room and dining room.  
Undercover parking for 8 cars and a small yard.

### CRECHE:

"Tannie" Ronel ran her creche from home for 34 years. "Dolfyntjie" is a well-known Creche in Belmont Park.  
Everything is still in place to take over. Mattresses, tables, chairs, toys, pictures on the walls. Educational toys.  
Undercover parking that can be converted into an awesome play area on rainy days.  
The back of the yard here is a small yard with a jungle gym and a huge tree for shadow.

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Carports / Parkings	8
Bathrooms	2			Security	Yes
Recep. Rooms	2			Pool	No
Furnished	No			Views	No
				Sizes	
				Floor Size	230m <sup>2</sup>
				Land Size	495m <sup>2</sup>