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Shop 26 Pretty Gardens  
Langenhoven Park  
Bloemfontein



Web Ref RL5720



**R400,000**

**Monthly Bond Repayment** R4,128.75  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R16,806.00    **Bond Costs** R11,960.00

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

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### House with potential for sale

This house is situated in a quiet part of town and close to the local school and grocery store. It is a corner stand with loads of potential. Whether you want to build additional rental units or want to grow your own food, the possibilities are endless.

The house itself needs some work and the floor alternates from wooden floors to cement floors. With a bit of elbow grease and creative thinking, this house can be made into your own taste.

It has 3 bedrooms, 2 bathrooms (the main bedroom is en-suite and very big), additionally there is a store room also. The 1 bathroom and store room is connected by another area and could be split from the house and made into a granny flat, if needed.

At the other entrance is the single garage with carport and very big store room with windows.

Come explore this property and...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 1  
Studies 1

**Exterior**  
Garages 1  
Carports / Parkings 1  
Pool No

**Sizes**  
Land Size 1,487m<sup>2</sup>

