

# 303

## Louis Botha Avenue



### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

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# LWP

PROPERTIES

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Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions which may occur.

WEB REF: RL4547

# R2,199,000

ERF SIZE: 2,323m<sup>2</sup>

FLOOR SIZE: 557m<sup>2</sup>

RATES AND TAXES: R5,083



4



2

Inviting buyers between R1,799mill and R2,199 mill to view and negotiate!!

PRIME OPPORTUNITY to buy: ONLY THIS PROPERTY or all 3 ADJOINING PROPERTIES - Unlocking Endless Potential in the Heart of Cheltondale!

Step into this extraordinary north-facing split-level property, drenched in sunlight and brimming with opportunity. Set on a sprawling 2,323m<sup>2</sup> double stand, this versatile gem was run as a successful nursery school with the adjoining properties.

Whether you're a property developer seeking your next project, or an educator searching for expansive, secure grounds, this is the Address you've been awaiting!

#### PROPERTY HIGHLIGHTS:

**Developer's Dream:** The large erf and flexible layout offer endless possibilities for expansion, redevelopment, or subdivision.

**Prime Location:** Situated on vibrant, busy street, with easy access to major routes, through Houghton, Norwood, Sandringham, Sydenham and Linksfield

**Sun-Splashed Spaces:** Multiple light-filled rooms/classrooms, perfect for creative learning or a thriving training centre

**Expansive Outdoor Areas:** Humongous, covered patio and a lush, treed garden—ideal for outdoor activities, play areas, or future development.

**-Secure & Private:** Fully walled, with ample parking and secure play zones.

#### KEY FEATURES:

- 4 Bedrooms / Classrooms
- 2 Bathrooms
- Huge kitchen opens to spacious communal areas

#### PERFECT FOR:

