

303

Louis Botha Avenue



Barry Scott-Brown

Non-Principal Property
Practitioner
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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

R2,400,000

ERF SIZE: 2,323m²

FLOOR SIZE: 557m²

RATES AND TAXES: R5,083



Inviting buyers between R1,799mill and R2,399 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 2,323m² 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: