

# 301

## Louis Botha Avenue



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# LWP

PROPERTIES

## CHELTONDALE / HIGHLANDS N. BORDER JHB

WEB REF: RL4548

# R2,199,000

ERF SIZE: 2,700m<sup>2</sup>

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

RATES AND TAXES: R5,058



4



2

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

Landmark Property - Prime investment opportunity on 2700 sq.m. of land

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

Step into a world of potential with this iconic double-story property – perfectly positioned - spanning an impressive expansive piece of land – this versatile building was run as a successful educational institution, but its scale and prominent location make it an exceptional prospect for visionary property developers or educators and ambitious entrepreneurs...

### KEY FEATURES:

- Expansive 2700 sq.m. with secure walling
- Elegant character-filled architecture with spacious interior – multiple
- Classrooms and administrator spaces are ready to accommodate a thriving school or training centre
- Secure parking with ample outdoor space for recreation or future expansion
- Prime Road frontage for maximum visibility and accessibility

### PERFECT FOR:

- Property Developers seeking a large, well-located site for residential or mixed-use redevelopment
- Educational Entrepreneurs ready to launch or expand a school/college, / Training facility
- Investors looking for high visibility assets with strong rental or redevelopment potential

### WHY THIS PROPERTY?

