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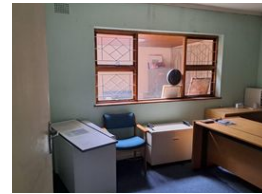
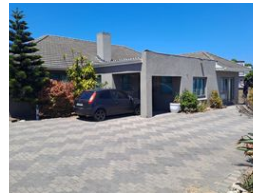
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**R5,300,000**

2 6

### Commercial Opportunity: Rezoned House in Central Cape Town Area!

Discover the perfect investment opportunity in Milnerton.

This current house, strategically rezoned for general business, offers endless potential for savvy investors and entrepreneurs alike. Located near Montagu Gardens, the property boasts unparalleled convenience with easy access to Century City, Parden Eiland, and beyond.

Key Features:

Spacious kitchen, lounge, and dining room, ideal for versatile business use.  
Fiber connection for high-speed internet, ensuring seamless connectivity.  
Additional flatlet for potential rental income or on-site accommodation.

With its prime location and versatile layout, this property is tailor-made for a wide range of business ventures. Don't miss this rare

### Features

**Zoning** Commercial

**Exterior**

Covered Parking Bays 2  
Open Parking Bays 6

**Sizes**

Floor Size 338m<sup>2</sup>  
Land Size 1,060m<sup>2</sup>