

ideal for small business or a combination of business and home in Montana Park (150



Location **Gauteng, Pretoria**
<https://www.freedasz.co.za/x-102329-z>

Office and home combined, or office only , situated in Montana Park

This 220 sq property is ideally situated.
 It's in Dr van der Merwe Road , very close to the Colonnade Shopping Centre.
 Quick access to the N1 or N4 via Zambesi Drive or Dr Swanepoel Road.

It has a total of 11 rooms of which 4 can be utilized as bedrooms.

The other 7 can be utilized as a reception, offices, storerooms or whatever you need is.

Separate from the house is 2 offices (incl of the 11 rooms) with a kitchen and a outside toilet, ideal to have your office separate from you house.

One of the rooms was change into a reception with a counter.

In total you will have 2 kitchens, and 2 bathrooms, excluding the outside toilet.

On the side of the outside office, is a wooden door, and the space behind that can be modified into a storage facility.

In front of this offices is parking for about 10 cars.

Unfortunately there is no covered parking, but the owner said he will provide the frame for covered parking for 2 cars.

The property is situated on a road.
 The house has a alarm system.
 A prepaid meter is.

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