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## Versatile Factory with Spacious 3-Bedroom House in Prime Brits Location

This exceptional property offers an expansive factory and a comfortable, well-appointed home on the same premises, ideally located on a main road in Brits, close to all essential amenities.

Factory Highlights:

Land Size: 1,280 sqm

Floor Size: 700 sqm

Facilities: One kitchen, four bathrooms (including staff bathrooms), and three offices, providing ample space for administrative and operational tasks.

Recreational Amenities: Pool, braai area, and pet-friendly environment.

Security: Alarm system in place for peace of mind.

Convenient Access: Close to schools, shopping centers, and more.

This unique combination of a functional industrial facility and a comfortable family home presents an outstanding opportunity for those seeking both residential and commercial utility.

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**Monthly Bond Repayment**

R46,448.48

Calculated over 20 years at 11%  
with no deposit.

**Bond Costs**

R57,265.00

These calculations are only a guide. Please ask  
your conveyancer for exact calculations

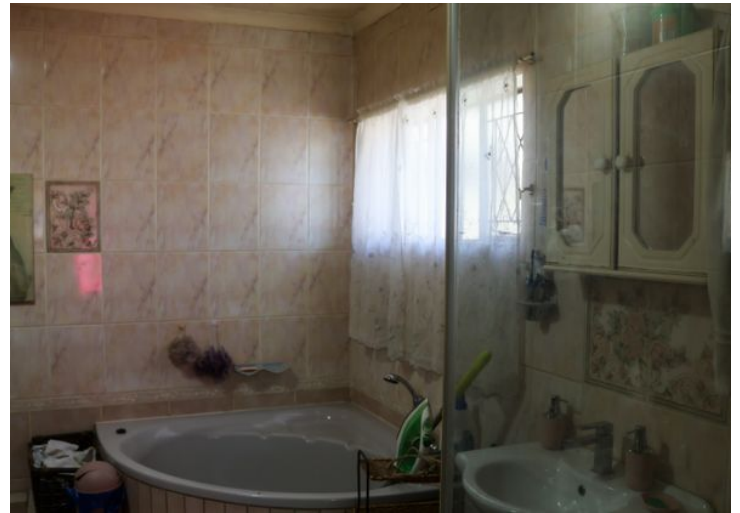
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**Transfer Costs**

R343,009.00

**Monthly Rates**

R1,500



**INTERIOR**

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	Yes

**EXTERIOR**

Carports / Parkings	2
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

**SIZES**

Floor Size	700m <sup>2</sup>
Land Size	1,280m <sup>2</sup>



**Bianca Jones**  
Candidate Property Practitioner

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