



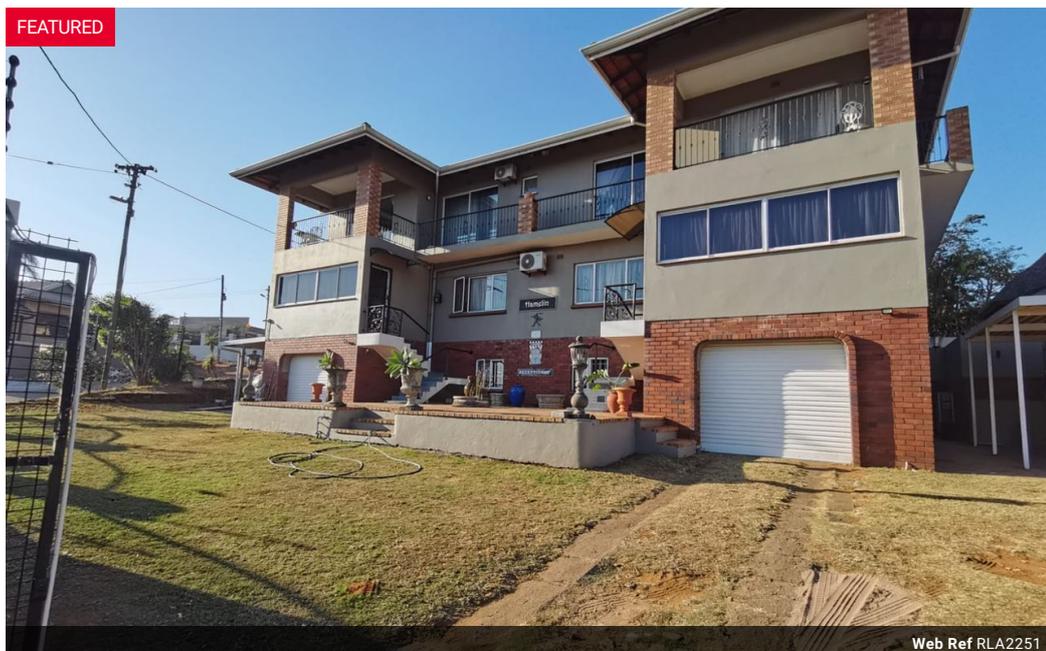
**Vonita Loubser**  
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Contact Acutts Bluff

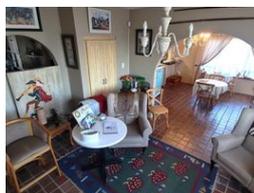
031 4673030

2A Bluff Hillside Mall  
201 Tara Road  
Bluff  
4052

FEATURED



Web Ref RLA2251



**R3,400,000**

10 10

**Monthly Bond Repayment** R35,094.41  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R208,547.00 **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R4,167

### Thriving Durban Tourism Business for Sale!

This well-established guest house, known for its excellent reputation and international clientele, offers six beautifully finished bedrooms, each with its own bathroom. Additional income comes from two downstairs flatlets, and a separate owner's section can be converted into more guest rooms or another revenue stream.

The property is energy-efficient with gas stoves, water heaters, a solar water system, and eight solar panels with an inverter, reducing utility costs. Enjoy amenities such as a sparkling pool, braai area, and ample storage space. Financial records and glowing guest reviews confirm its success.

The International Airport is 40km away, and Durban Central is less than 14km away. For golf enthusiasts, The Bluff Country Club is within 2km..

Please don't hesitate to call me for a private viewing

### Features

Interior		Exterior		Sizes	
Bedrooms	10	Carports / Parkings	12	Floor Size	271m <sup>2</sup>
Bathrooms	10	Security	No	Land Size	938m <sup>2</sup>
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		

