

Hamptons

INTERNATIONAL



South Africa, Gauteng, Blairgowrie

4  2  2 

£120,000
(R 2,400,000)

Property details



Attributes

-  **Swimming pool**
-  **Private parking**
-  **Garden**
-  **Commercial**

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Description

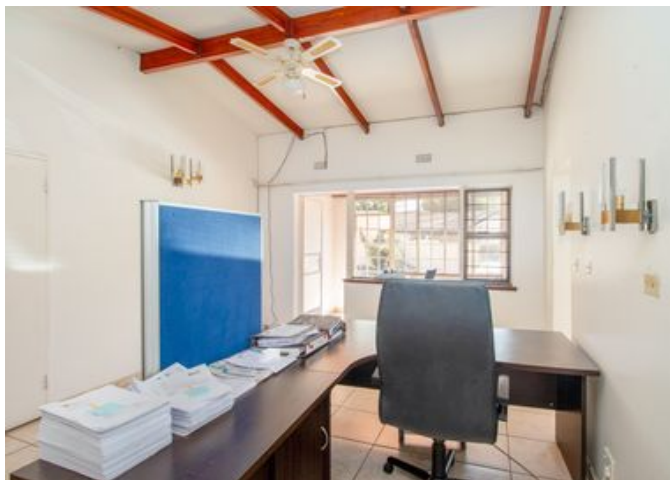
Exceptional Blairgowrie Opportunity – Work, Live & Earn From One Address
PRIME HILLCREST AVENUE POSITION | TWO SEPARATE COTTAGES | EXCELLENT PARKING | OFFICE & RESIDENTIAL POTENTIAL
Some properties are defined by what they are. This one stands out for what it could be. Positioned on Hillcrest Avenue in Blairgowrie, just off Jan Smuts Avenue, this substantial and highly versatile property combines an excellent location with generous accommodation, two separate cottages, extensive parking and genuine income-producing potential. Currently configured as professional offices, the main building offers an established and practical business layout with a welcoming reception area, substantial boardroom and meeting spaces, multiple private offices, a fully equipped kitchen and separate bathroom facilities. For a business looking for its own premises, much of the hard work has already been done. For an investor or residential buyer, the property's scale and configuration open up a completely different set of possibilities. A standout feature is the **Two Separate Cottages – Added Value & Income**. These create valuable additional options, whether used for rental income, extended family, staff accommodation, consulting rooms or additional office space. The ability to accommodate different uses from a single property is what makes this offering particularly compelling. **Parking That Makes a Difference** For any office orientated property, parking matters. Here, ample off-street and covered parking provides convenient accommodation for staff, clients, residents and visitors — a significant advantage in such a well-connected location. **More Than Just a Workplace** Beyond the office accommodation, the property offers an established garden with a swimming pool and generous entertainment area, introducing a lifestyle element rarely associated with conventional commercial premises. **One Property. Multiple Possibilities.** Run your business from it. Generate additional rental income. Reimagine it as a substantial residence. Or combine work, living and income from one strategically positioned address. Properties offering this combination of space, parking, additional accommodation and flexibility are difficult to replicate. Hillcrest Avenue deserves to be seen in person to appreciate the full potential. Contact me to arrange a private viewing.











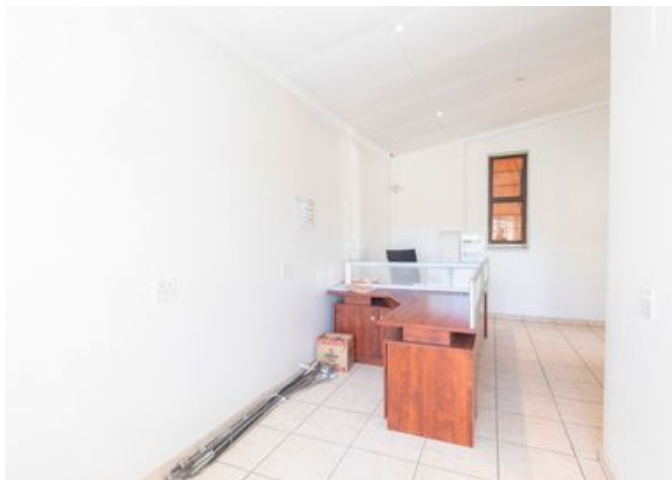










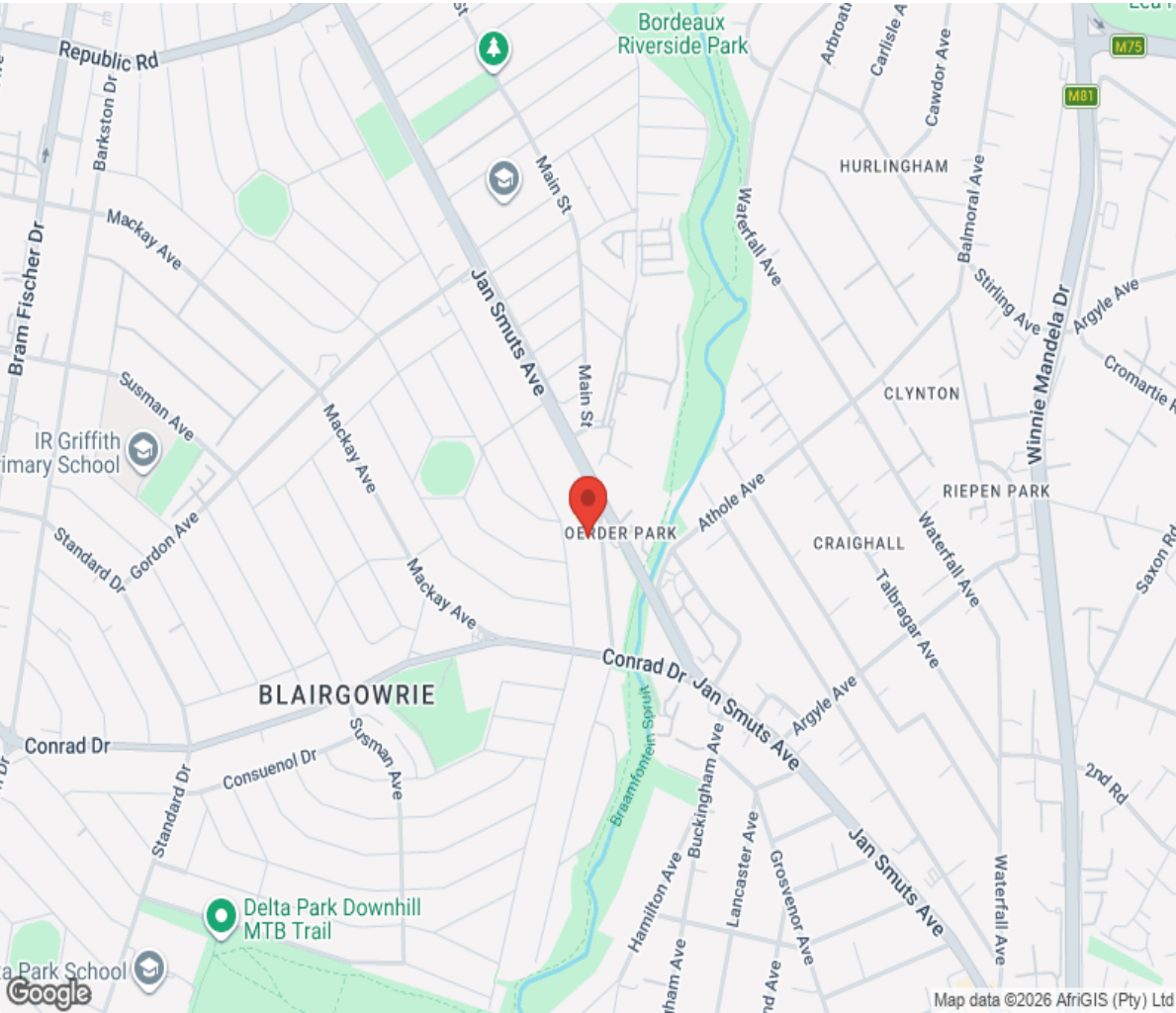








Location



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