



Ronelda Richter Non-Principal Property Practitioner Registered with PPRA (FFC 115 413 0) 0824553170 ronelda@cleproperties.co.za

Contact Head Office - Kempton Park

011 9758537

12 Duffton Way Aston Manor Kempton Park











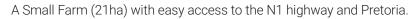
R3,530,000

3

Monthly Bond Repayment R35,837.58 Calculated over 20 years at 10.75% with no deposit.
 Transfer Costs
 R225,014.00
 Bond Costs
 R47,840.00

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

> Yes Yes



Main House (2ha fenced) Lounge, Dining room, Study Spacious Open Plan Kitchen, Four Bedrooms and Three Bathrooms, Entertainment Area/Lapa Swimming Pool One Bedroomed Flatlet (needs TLC).

8.5 ha of Lucerne Fields (Delivers 100 to 120 bales monthly per hectare in summer). Summer income R 42 000pm (8 months) Winter income (4 months)

Irrigation: 22kw Motor Lucerne divided into 10 blocks, 2 blocks can be irrigated at a time. Electronic pump system, which you can manually set Water from River.

Large Warehouse, storage for lucerne and Pig-Sty. Various Large Rird cages sheen and Chicken

Features

Interior		Exterior	
Bedrooms	4	Security	
Bathrooms	3	Pool	
Kitchens	1		
Recep. Rooms	2		