



Ronelda Richter
Non-Principal Property
Practitioner
Registered with PPRA
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Contact Head Office - Kempton
Park

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12 Duffton Way
Aston Manor
Kempton Park



Web Ref 5474665



R3,530,000

 4  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.

A Small Farm (21ha) with easy access to the N1 highway and Pretoria.

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 Bird cages, sheep and Chicken den

Features

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2

Exterior

Security	Yes
Pool	Yes