



Alett Nel

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

011 9758537

12 Duffton Way
Aston Manor
Kempton Park



Web Ref 6897767



R3,250,000

 20  10.5

Monthly Bond Repayment R32,994.94

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R192,047.00 **Bond Costs** R45,955.00

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

Monthly Rates R700

LUCRATIVE HOLDING NESTLED IN THE FERTILE LUSTHOF VALLEY WITH ESTABLISHED RENTAL INCOME

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Escape to the countryside for a life of tranquillity, while farming and generating a passive income on this lovely 8.5 hectare holding. Current monthly rental income from accommodation is R30 000 with ample potential further development.

The level property is blessed with two strong boreholes, of which only one is currently in use, water storage tanks and a large dam. Ideal for cattle farming or for planting crops. There are established fruit trees, being seven pomegranates, two nut trees, seven oranges, one nartjie, seven guavas, two quinces, maroelas, seven lemons and peach trees.

Also established parrot cages and ponds for ducks and geese.

MAIN FEATURES:

Eskom electrical feed to property.

All dwellings, except the...

Features

| Interior | | Exterior | | Sizes | |
|-----------|------|----------|----|-----------|----------------------|
| Bedrooms | 20 | Security | No | Land Size | 85,000m ² |
| Bathrooms | 10.5 | Pool | No | | |
| Kitchens | 13 | | | | |