

**Alett Nel**

Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 121 758 7)  
0784226651  
a.nel@cleproperties.co.za



**Kobus Greyling**

Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 122 040 7)  
0842760824

kobus@cleproperties.co.za

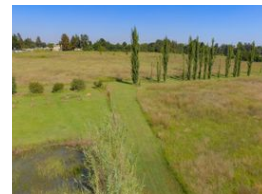
Contact Head Office - Kempton Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 4590549



**R9,000,000**

4 3 4

**Monthly Bond Repayment** R91,370.61

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R865,214.00 **Bond Costs** R80,035.00

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

## LARGE LEVEL PLOT IN BREDELL DEVELOPMENT PATH

### LARGE LEVEL PLOT IN BREDELL DEVELOPMENT PATH

Level small holding with large face brick homestead and flat currently zoned as an agricultural, situated just off a busy intersection on 9th Street, Bredell. Perfect for the development of high density housing (+/- 130 townhouses), warehousing, school or for a shopping centre.

The closest warehouses to the property on offer, are within 1 km and creeping ever closer at top speed. Sasol LP Gas- and Rand Water connections available on property – servitude runs along the border of the property.

Large newly built flat is an excellent rental income earner. Extremely strong borehole – approximately 60 000 liters per hour – that overflows in rainy season. Perfect for starting a bottling plant for mineral water. No housing developments in the vicinity that would detract from the...

## Features

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	4

### Exterior

Garages	4
Security	No
Pool	No

### Sizes

Land Size	2Ha
-----------	-----