



**Alett Nel**

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

Contact Head Office - Kempton  
Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 6135458



**R3,400,000**



2



1



1

**Monthly Bond Repayment** R34,517.78

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R208,547.00

**Bond Costs** R45,955.00

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

**Monthly Rates** R220

## EXCELLENT OPPORTUNITY TO ESCAPE FROM ESKOM & EARN YOUR KEEP FROM THE LAND IN PRETORIA EAST

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Excellent investment opportunity to leave the power grid behind & earn your keep from the land in Pretoria East

Perfectly manicured, productive & level 8.5-hectare agricultural holding with a large variety of protea species, cultivated as pick flowers for weddings and other special occasions, established fruit trees and an expansive vegetable and herb garden that produces every conceivable crop.

A mere 300 meter of gravel road off Garsfontein Road.

Guaranteed passive income from the 150 pomegranate plants, with 50 already in full production and the rest to reach that stage in the next two years. Further saplings being propagated under shade netting. Established market for the fruit with a superior pomegranate processing...

## Features

### Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	1

### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	No

### Sizes

Land Size	8Ha
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