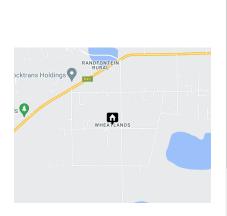**MANDATED**

Lisinda Visser
079 797 0197
lisinda@mandated.co.za

Contact **Mandated Property Group**

010 1094750

Thornhill Office Park, Building 10
84 Bekker Rd, Vorna Valley
Midrand, Gauteng, 1686

SOLE MANDATE

Web Ref RL5687

R3,450,000

🛏 12   🛁 9   🚗 4

Monthly Bond Repayment R35,025.40
Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R216,214.00   **Bond Costs** R47,840.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,300

Smallholding to Dream Big,Build Bigger ,Limitless Possibilities await in WHEATLANDS GAUTENG

Unlock a GOLDEN OPPORTUNITY! Imagine owning over 3 hectares of prime land over 20 various types fruit trees and more than 3 grape vine tipes brimming with possibilities! Perfectly positioned less than 1km from Tambotie Mall and a convenient petrol station in a THRIVING, rapidly developing area, this expansive smallholding is your gateway to exceptional rental income and explosive future growth!

Picture this: TWO spacious homes, each a blank canvas ready for your vision, plus a charming 2-bedroom house with its own garden! With a touch of TLC and smart upgrades, watch your rental income SOAR to approximately R30,000 per month! This is a DREAM for savvy investors and large families seeking multi-generational living with income-generating potential!

But wait, there's MORE! A substantial workshop space stands ready for commercial...

Pets Allowed   Yes

Interior		Exterior		Sizes	
Bedrooms	12	Garages	4	Floor Size	2,500m²
Bathrooms	9	Carports / Parkings	2	Land Size	34,000m²
Kitchens	4	Security	Yes		
Recep. Rooms	8	Dom. Accom.	2		
Studies	3	Pool	No		
Furnished	No	Views	True		

Extras

Borehole Built in Wardrobes Accommodation Air Conditioner Bar Counter Above Road Carport Country Living Courtyard Domestic Bathroom Out Buildings En Suite Fireplace Garden Flat Patio Workshop Triple Parking