

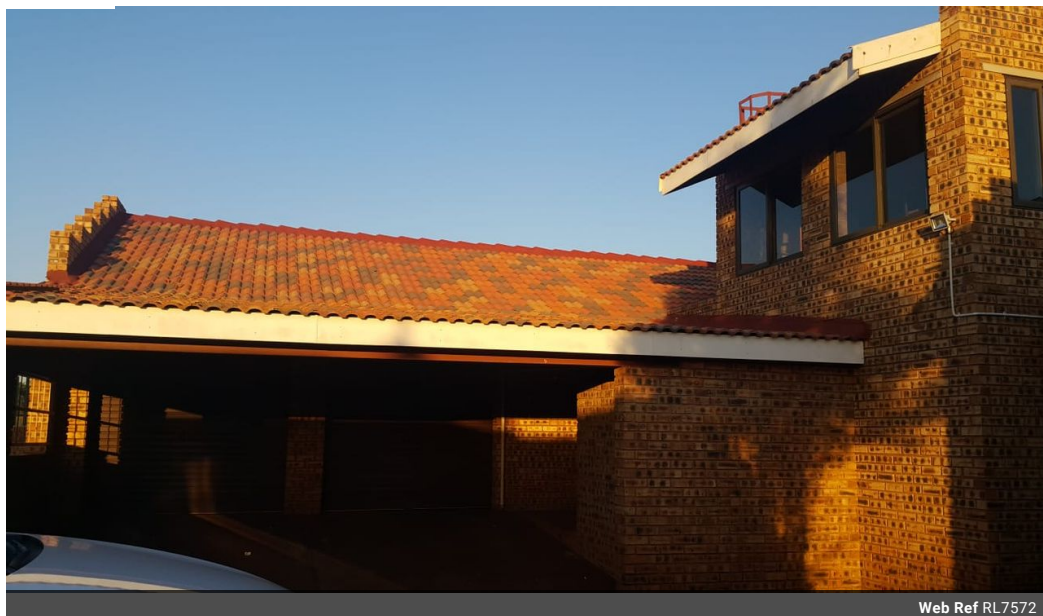
Lisinda Visser  
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Contact Mandated Property Group

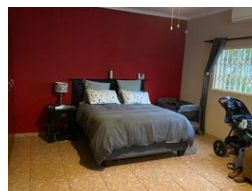
010 1094750

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

## 21Ha Farm For Sale in Waagfontein



Web Ref RL7572



R9,220,000

11 9 3

**Monthly Bond Repayment** R93,604.11

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R894,876.00 **Bond Costs** R84,785.00

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

**Monthly Rates** R1,500

### Exceptional 21.4-Ha Investment Potent Income-Generating,Lodge-Ready,Prime Location Near Buffelspoort

Discover a rare and lucrative investment opportunity nestled just 8 km from the popular Buffelspoort area. This expansive 21.4-hectare estate, easily accessible via a tar road entrance, offers a prime location with panoramic mountain views and a tranquil rural setting – perfect for launching a boutique guesthouse, Airbnb business, or private lodge.

**Property Highlights:**

Registered in a CC for seamless ownership transfer and simplified business operations

3 Fully Equipped Residential Homes with rental income potential

10-Hectare Fenced Game Camp with high-quality game fencing

Consistent Annual Income from Vodacom Tower Lease

3-Phase Eskom Electricity and prepaid meters servicing all homes

Unlimited Fibre Optic Internet Access – monthly, uncapped

#### Pets Allowed

Yes

#### Interior

Bedrooms	11
Bathrooms	9
Kitchens	4
Recep. Rooms	7
Studies	2
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	7
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	True

#### Sizes

Floor Size	1,980m <sup>2</sup>
Land Size	21Ha

#### Extras

24 Hour Access Air Conditioner Bath, Toilet and Basin Built in Wardrobes Blinds Breakfast Nook Burglar Bars Built In Braai Cooling Fans Chlorinator Carport Driveway Country Style Dual Living Fibre Freestanding Granite Tops Garden En Suite Immaculate Condition Double Parking Jacuzzi Country Living Courtyard Tiled Floors Second House Scullery Security Gate Satellite Dish Landscaped Curtain Rails Oven & Hob Eye Level Oven Covered Patio Electric Garage Sliding Doors Guest Toilet

