

# **R6,960,000** 2Ha Small Holding For Sale in Krokodildrift AH



## Prime Residential & Commercial Small Holding with Thriving Mushroom Business.

Major Business Opportunity with Luxury Living

This exceptional 2.18-hectare small holding in the sought-after De Kroon area offers the perfect blend of comfortable residential living and a fully operational, income-generating mushroom farming business. Whether you're looking to expand your agricultural footprint or invest in a lifestyle property with excellent commercial potential, this property has it all.

Mushroom Business – Turnkey Operation

- 8 Fully-equipped mushroom grow rooms
- Successfully supplying restaurants and shops in Brits and nearby areas
- Strong existing client base

Second Residence – 200m<sup>2</sup> Thatch-Roofed Home

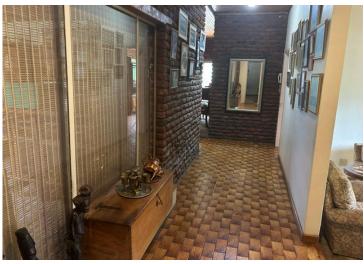
- Double Storey Design
- 3 Bedrooms | 2 Bathrooms
- Open Plan Living & Dining Area
- Entertainment Bar with Guest Toilet
- Double Garage
- Ideal for extended family or rental income.

#### Additional Features

• Power Security: 60kVA Generator

Monthly Bond Repayment	R70,659.94	Bond Costs	R70,535.00
Calculated over 20 years at 10.75%		These calculations are only a guide. Please ask	
with no deposit.		your conveyancer for exact calculations	
Transfer Costs	R629,366.00	Monthly Rates	R700









400m<sup>2</sup>

2Ha

### INTERIOR

Bedrooms	8	Carports / Parkings	8
Bathrooms	5	Security	Yes
Kitchens	2	Dom. Accom.	5
Recep. Rooms	6	Pool	Yes
Furnished	Yes	Views	Yes

EXTERIOR

### SIZES

Floor Size Land Size



#### Lurien Fensham Candidate Property Practitioner

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