



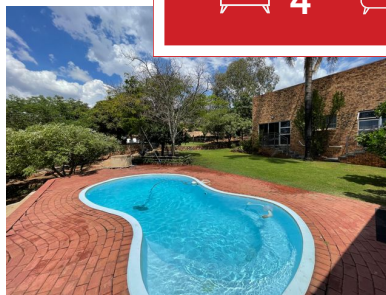
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## Magnificent Mountain Retreat with Breathtaking Views.

Nestled atop a tranquil mountain, this stunning smallholding offers a perfect blend of modern living, luxury, and self-sufficiency. With sweeping views of the majestic Magaliesberg Mountains, this property is a peaceful sanctuary that provides both privacy and convenience. Whether you're looking for a family home, a tranquil retreat, or a space to entertain, this property offers everything you need for a fulfilling lifestyle.

### Main House: Comfort and Elegance

The main house is spacious and thoughtfully designed, with 4 generously sized bedrooms, all featuring built-in wardrobes and large windows that allow natural light to flood the rooms. The home includes a well-appointed family bathroom that serves the bedrooms.

The living areas are ideal for both relaxing and entertaining. The main living room is cozy and perfect for unwinding after a

For entertaining, the outdoor spaces are second to none. The braai and entertainment area is fully equipped, featuring a built-in braai and bar—perfect for hosting family and friends. Adjacent to this is the sparkling swimming pool, which offers a refreshing way to enjoy the beautiful weather and stunning mountain views. Two bomas, designed for evening gatherings, provide an intimate setting for outdoor fireside chats.

This property is designed with sustainability in mind. It is equipped with four Jojo tanks—one for the main house and three for the irrigation system—ensuring a reliable water supply for the garden while conserving water.

Security is a priority, with electric fencing around the perimeter, along with motion sensors, beams, and a state-of-the-art alarm system providing peace of mind. Safety doors throughout the house offer added protection, allowing you to enjoy your home with confidence.

<b>Monthly Bond Repayment</b>	R58,883.28	<b>Bond Costs</b>	R65,785.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R495,807.00	<b>Monthly Rates</b>	R1,500





## INTERIOR

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Furnished	Yes

## EXTERIOR

Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

## SIZES

Floor Size	-
Land Size	20Ha



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