



## 13.5 Ha Farm with a House and Flat and shops and a lot to offer for sale in Luipaardsvlei.

This is an opportunity not to be missed by the go getter entrepreneur. This property is located close to town on the R559, and situated in the middle of a lot of new developments, with Tarr Road access very closeby. The property is built on a massive 13.5 Ha land and has a well established dam/ pick nick spot with built in braai's and good stable income.

This farm also offers chicken coops, pig sty's a walk in fridge etc etc.

The main house is beautiful and as neat as a pin, offering 4 Bedrooms, 2 bathrooms, beautiful kitchen, lounge and so much more!

There is also a second property which needs some TLC, as well as several huge store rooms and there is a shop selling to the public.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R101,512.74

### Bond Costs

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

R84,785.00

### Transfer Costs

R980,566.00

### Monthly Rates

R1,100



### INTERIOR

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	0
Furnished	Yes

### EXTERIOR

Carports / Parkings	0
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	-
Land Size	13Ha



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