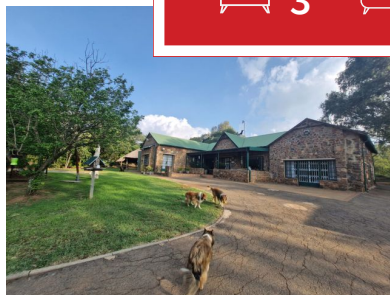


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## Farm for Sale in Magaliesburg

Dreaming of waking up to the sunrise of the Magaliesburg mountains.

Let's make that happen. A beautiful and tranquil farm located on 24 hectares in Magaliesburg.

This exceptional property offers unmatched versatility.

Boasting 3 bedrooms with build-in cupboards. 1 Bathroom with shower. Main bedroom with en-suit and outdoor shower and walk in cupboard. 2 Living room area. One with fireplace to keep you cozy during the winter. A large swimming pool for the family, friends and kids to enjoy during the hot summer months.

Dining room with an open veranda with a view of the Magaliesburg mountains.

The well-appointed kitchen is fully equipped with a gas stove, electric oven with granite tops. The breakfast nook gives

- \* 13km from Magaliesburg
- \* 12km from Bekker Primary School and Highschool
- \* 65km from Rustenburg
- \* 45km from Krugersdorp
- \* 40km from Hartbeespoortdam
- \* Close proximity for fishing and camping (Zelpy Game Farm)

<b>Monthly Bond Repayment</b>	R29,949.25	<b>Bond Costs</b>	R42,185.00
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>	R156,055.00	<b>Monthly Rates</b>	-





### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	265m <sup>2</sup>
Land Size	24Ha



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