



## What a VIEW !!! On main road bordering Protea Ridge. Spacious ultra modern secure home

We are delighted to present this exceptional smallholding for sale, boasting modern finishes and an array of impressive amenities. Situated in a tranquil location, this property offers a perfect balance between peaceful country living and contemporary comforts.

The main house features stylish and contemporary finishes, offering a comfortable and luxurious living space. The open-plan design enhances the sense of space, while large windows invite plenty of natural light, creating a warm and inviting atmosphere.

One of the standout features of this property is the boma, a traditional African outdoor enclosure. This space is perfect for entertaining friends and family or simply enjoying peaceful evenings under the stars. You can gather around the fire pit and share stories or enjoy a delicious braai.

Overall, this smallholding offers the perfect blend of modern living, entertainment options, and practicality. If you are looking for a property that encapsulates the harmonious combination of comfort, entertainment, and functionality, then look no further. Contact us today to arrange a viewing and secure your piece of paradise.

<b>Monthly Bond Repayment</b>	R36,548.24	<b>Bond Costs</b>	R47,840.00
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>	R232,714.00	<b>Monthly Rates</b>	R1,500



## INTERIOR

Bedrooms	5
Bathrooms	3.5
Kitchens	1
Recep. Rooms	0
Furnished	Yes

## EXTERIOR

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

## SIZES

Floor Size	550m <sup>2</sup>
Land Size	4Ha



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