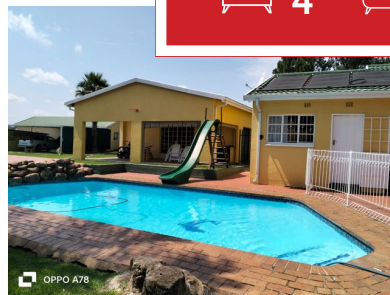


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10Ha Farm For Sale in Eland Small

Nestled just outside the town limits, this meticulously maintained smallholding presents an exceptional opportunity to cultivate a lucrative second income. Boasting an array of features, this property includes:

The absolutely beautiful main house offers the next.

Four sunlit bedrooms, with the master suite featuring a walk-in closet and other rooms equipped with built-in cupboards and a private garden with a outdoor shower!

Two bathrooms, including a main en-suite.

A spacious open-plan lounge, complete with a bar that leads out to the outdoor entertainment area with a built-in braai.

A nice and cosy family room perfect for family gatherings.

Spacious kitchen with modern finishes and a separate scullery, seamlessly connecting to the living areas.

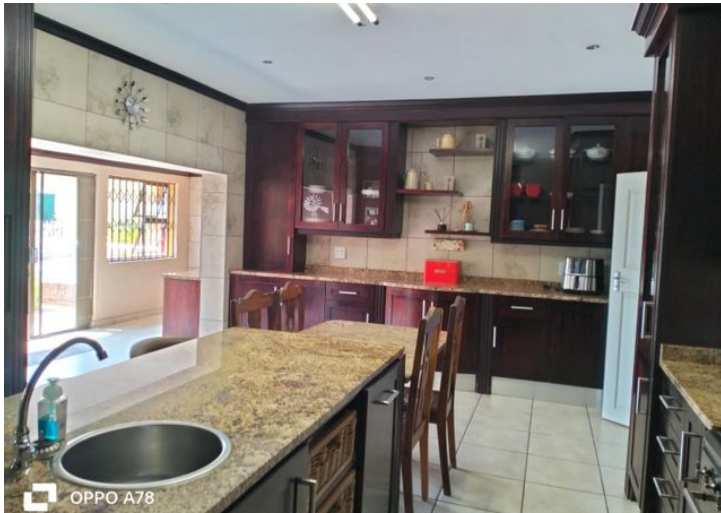
Double garage

Decent-sized kitchen.
(This house is currently being used as a guest house)

Flatlet 1;
Two bedrooms with built-in cupboards.
One full bathroom.
Open plan kitchen and lounge.

Flatlet 2;
One bedroom with built-in cupboards.
One-bathroom en-suite.
Open plan lounge and kitchen.

Monthly Bond Repayment	R40,255.35	Bond Costs	R51,610.00
Calculated over 20 years at 11% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R270,050.00	Monthly Rates	R1,200



INTERIOR

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

EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

SIZES

Floor Size	-
Land Size	10Ha



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