

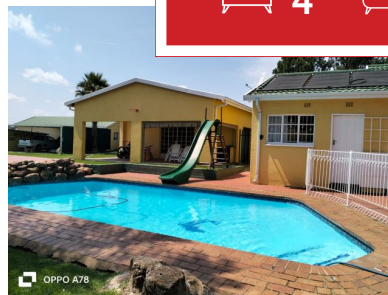
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## 10Ha Farm For Sale in Eland Small

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

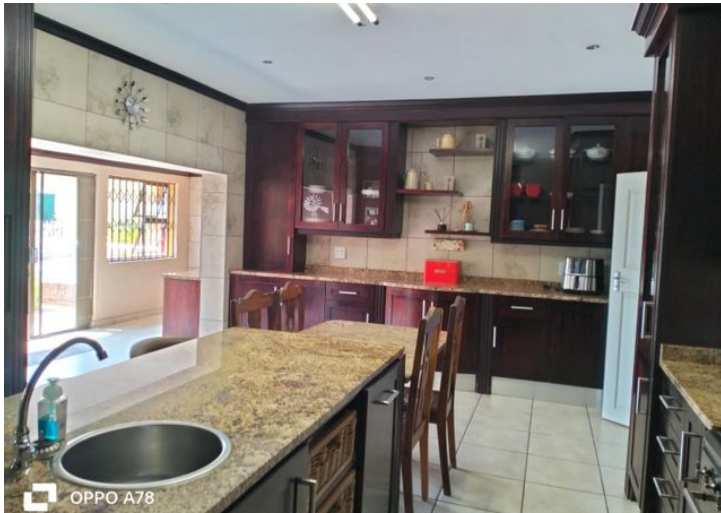
Decent-sized kitchen.  
(This house is currently being used as a guest house)

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.

<b>Monthly Bond Repayment</b>	R39,593.93	<b>Bond Costs</b>	R51,610.00
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>	R270,050.00	<b>Monthly Rates</b>	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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