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## 1Ha Farm For Sale in Hillside

1.980 Hectare Hillside Property with Diverse Housing and Agricultural Potential for sale in Hillside

Discover a remarkable opportunity with this sprawling 1.980-hectare plot nestled in the tranquil hillsides. This unique property boasts a variety of living spaces and agricultural amenities, presenting a blend of comfortable living and exciting investment potential.

### Main House:

The centerpiece of the property is the charming 4-bedroom main house. Each of the bedrooms offers distinct features to cater to diverse preferences. The first bedroom exudes modern convenience with built-in cupboards and laminated floors, while the second bedroom features elegant, tiled floors. The third bedroom offers comfort with carpeted floors and built-in cupboards, while the fourth bedroom also includes ample storage space. The kitchen is well-appointed with built-in cupboards, tiled floors, and a gas stove, providing an ideal space for culinary exploration. The lounge is a welcoming space

project, there is a 3-bedroom house that is 80% complete, offering an opportunity to shape it according to personal preferences.

Agricultural Advantages:

Beyond residential comforts, the property boasts an array of agricultural amenities that open doors to various farming pursuits. The presence of pig stalls for +/- 100 pigs, equipped with septic tanks and modern features like WiFi-connection for cameras and a biosecurity shower, supports the potential for pig farming. The sheep camps, equipped with heating lights for +/- 80 lambs, automatic water systems, and alarms with inverters and cameras, are perfect for nurturing sheep and lambs. The thoughtfully designed facilities, including lamb stalls for birthing for +/- 30 lambs, loading banks, and workstations, facilitate seamless agricultural operations. Chicken coop further enhance the versatility of the property.

Utilities and Infrastructure:

<b>Monthly Bond Repayment</b>	R31,791.40	<b>Bond Costs</b>	R44,070.00
Calculated over 20 years at 11% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R171,179.00	<b>Monthly Rates</b>	-



## INTERIOR

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

## EXTERIOR

Carports / Parkings	0
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

## SIZES

Floor Size	-
Land Size	1Ha



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