



## Prime Investment Opportunity of 2024

This sprawling 4.4-hectare plot in Wheatlands Agricultural Holdings presents a rare blend of residential comfort and lucrative income potential.

The main house is spacious and inviting, offering three bedrooms, two bathrooms, a cozy lounge, a dining room, and a well-equipped kitchen.

Surrounding the main house are five separate flatlets, currently generating a significant monthly rental income of R24,000, making this property an excellent investment for those looking to capitalize on rental opportunities.

Beyond the residential spaces, the property features a large warehouse currently utilized as a workshop, providing ample room for various projects or business ventures.

Additionally, three storage units offer extra space for equipment, tools, or other necessities.

With its expansive open spaces and versatile structures, this plot is ideal for those seeking a rural lifestyle while benefiting

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R22,741.13

### Bond Costs

These calculations are only a guide. Please ask your conveyancer for exact calculations

R36,530.00

### Transfer Costs

R94,538.00

### Monthly Rates

R1,200



### INTERIOR

Bedrooms	0
Bathrooms	0
Kitchens	0
Recep. Rooms	0
Furnished	Maybe

### EXTERIOR

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

### SIZES

Floor Size	-
Land Size	4Ha



**Beulah Mienie**

Agent

**083 351 7777**

beulah@finehome.co.za