



Marina Swart
082 805 3075
marina@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6
The Woodmill Lifestyle Centre
Vredenburg Road
Devonvallei
Stellenbosch
7600



Web Ref RL16137



R11,650,000

 13  8  2

Monthly Bond Repayment R118,274.17

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,173,789.00 **Bond Costs** R94,285.00

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

Monthly Levy R20,000 **Monthly Rates** R1,200

Prime Farmland of 65ha with Limitless Potential Await You

We are delighted to present an exceptional opportunity for the sale of a 65 hectare residential farm; a truly unique property with immense potential. Below, we outline the key features that make this farm a standout investment.

1. Land and Infrastructure

- 65 hectares of prime residential farmland
- Strong borehole for reliable water supply
- Two substantial cement reservoirs and a 70 000 litre steel reservoir for efficient water storage
- Three houses, including main house with 4 bedrooms, 2 bathrooms, office/guest room with en-suite bathroom and a spacious kitchen with top-tier amenities such as granite tops; gas and electric stove etc.
- Main house also boasts an expansive entertainment area with a thatch roof, a large swimming pool fitted with a tight cover for safety. Two built-in braai's and two fire places for those cold...

Features

Pets Allowed Yes

Interior

Bedrooms	13
Bathrooms	8
Kitchens	3
Recep. Rooms	6
Studies	2
Furnished	No

Exterior

Garages	2
Carports / Parkings	10
Security	No
Dom. Accom.	8
Pool	Yes
Views	False

Sizes

Land Size	65Ha
-----------	------