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Contact Mandated Property Group

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Thornhill Office Park  
Building 10  
84 Bekker Rd  
Vorna Valley  
Midrand  
1686

34,000m<sup>2</sup> Small Holding For Sale in Wheatlands AH



SOLE MANDATE Web Ref RL5687



R3,800,000

12 9 4

**Monthly Bond Repayment** R39,223.16  
Calculated over 20 years at 11% with no deposit.  
**Transfer Costs** R256,882.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.  
**Monthly Rates** R1,300

Smallholding to Dream Big,Build Bigger ,Limitless Possibilities await in WHEATLANDS GAUTENG

Unlock a GOLDEN OPPORTUNITY! Imagine owning over 3 hectares of prime land over 20 various types fruit trees and more than 3 grape vine types brimming with possibilities! Perfectly positioned less than 1km from Tambotie Mall and a convenient petrol station in a THRIVING, rapidly developing area, this expansive smallholding is your gateway to exceptional rental income and explosive future growth!

Picture this: TWO spacious homes, each a blank canvas ready for your vision, plus a charming 2-bedroom house with its own garden! With a touch of TLC and smart upgrades, watch your rental income SOAR to approximately R30,000 per month! This is a DREAM for savvy investors and large families seeking multi-generational living with income-generating potential!

But wait, there's MORE! A substantial workshop space stands ready for commercial...

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	12	Garages	4	Floor Size	2,500m²
Bathrooms	9	Carports / Parkings	2	Land Size	34,000m²
Kitchens	4	Security	Yes		
Recep. Rooms	8	Dom. Accom.	2		
Studies	3	Pool	No		
Furnished	No	Views	True		

**Extras**

Borehole Built in Wardrobes Accommodation Air Conditioner Bar Counter Above Road Carport Country Living Courtyard Domestic Bathroom Out Buildings En Suite Fireplace Garden Flat Patio Workshop Triple Parking

