



Lisinda Visser
079 797 0197
lisinda@mandated.co.za

Contact Mandated Property Group

010 1094750

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

34,000m² Small Holding For Sale in Wheatlands AH



SOLE MANDATE

Web Ref RL5687



R5,200,000

Monthly Bond Repayment R53,673.80
Calculated over 20 years at 11% with no deposit.

Transfer Costs R429,807.00 **Bond Costs** R65,785.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,300

12 9 4

Smallholding with 3 houses Prime Investment 3.4HA of Endless Potential In WHEATLANDS GAUTENG

Presenting prime investment with this expansive smallholding, offering over 3 hectares of land brimming with potential. Situated less than 1 km from Tambotie Mall and a nearby petrol station in a rapidly developing area, this property is perfectly positioned for lucrative rental income and future growth.

Key Features:

Three Spacious Homes:

Each house offers generous living spaces, ideal for rental income. With some tender loving care (TLC) and strategic upgrades, the rental potential ranges from approximately R10,000 to R20,000 per month. This presents a promising opportunity for investors looking to maximize returns.

Versatile Workshop Space:

In addition to the residences, the property includes a substantial workshop area. This space is perfect for a range of commercial uses or could be converted to meet various...

Pets Allowed Yes

Interior

Bedrooms	12
Bathrooms	9
Kitchens	4
Recep. Rooms	8
Studies	3
Furnished	No

Exterior

Garages	4
Carports / Parkings	2
Security	Yes
Dom. Accom.	2
Pool	No
Views	True

Sizes

Floor Size	2,500m ²
Land Size	34,000m ²

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

