



# 21Ha Farm For Sale in Waagfontein



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Contact Mandated Property Group

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



Web Ref RL7572



## R9,250,000

11 Beds 9 Baths 3 Carports

**Monthly Bond Repayment** R95,477.43  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R898,176.00    **Bond Costs** R84,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

### Luxurious 21.4-Hectare Estate Near Buffelspoort Ideal for Guesthouse, Airbnb, Investment Opportunity

Discover an exceptional opportunity with this expansive 21.4-hectare property has tar road entrance and is located 8 km from the popular Buffelspoort area THUS .ideal for a guesthouse or Airbnb venture. Electricity 3-phase for 3 homes

The estate features 3 spacious homes, a 10-hectare fenced game camp with high-quality game fencing, as described in detail below each hose separately.

Rental income of 11 of the houses monthly and

Additional steady annual Income from Vodacom tower that is provided with excellent signal .

It is very well located with beautiful mountain views, a typical farm living lifestyle.

This property is registered in a CC that makes business easy and currently generates extra income with letting and a yearly income for the Vodacom tower.

Additional, and a bonus is monthly uncapped fibre optic data...

**Pets Allowed** Yes

Interior		Exterior		Sizes	
Bedrooms	11	Garages	3	Floor Size	1,980m <sup>2</sup>
Bathrooms	9	Carports / Parkings	7	Land Size	21Ha
Kitchens	4	Security	Yes		
Recep. Rooms	7	Dom. Accom.	2		
Studies	2	Pool	Yes		
Furnished	No	Views	False		

#### Extras

24 Hour Access Air Conditioner Bath, Toilet and Basin Built in Wardrobes Blinds Breakfast Nook Burglar Bars Built In Braai Cooling Fans Chlorinator Carport Driveway Country Style Dual Living Fibre Freestanding Granite Tops Garden En Suite Immaculate Condition Double Parking Jacuzzi Country Living Courtyard Tiled Floors Second House Scullery

