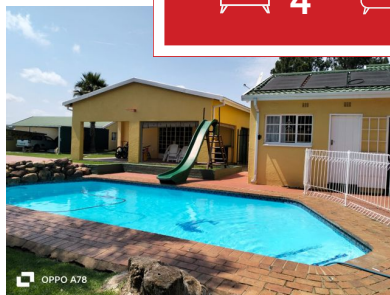


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## 10Ha Farm For Sale in Eland Small

Nestled just outside the town limits, this meticulously maintained smallholding presents an exceptional opportunity to cultivate a lucrative second income. Boasting an array of features, this property includes:

- The absolutely beautiful main house offers the next.
- Four sunlit bedrooms, with the master suite featuring a walk-in closet and other rooms equipped with built-in cupboards and a private garden with a outdoor shower!
- Two bathrooms, including a main en-suite.
- A spacious open-plan lounge, complete with a bar that leads out to the outdoor entertainment area with a built-in braai.
- A nice and cosy family room perfect for family gatherings.
- Spacious kitchen with modern finishes and a separate scullery, seamlessly connecting to the living areas.

Double garage

Decent-sized kitchen.

(This house is currently being used as a guest house)

Flatlet 1;

Two bedrooms with built-in cupboards.

One full bathroom.

Open plan kitchen and lounge.

Flatlet 2;

One bedroom with built-in cupboards.

One-bathroom en-suite.

Open plan lounge and kitchen.

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### Monthly Bond Repayment

R40,255.35

Calculated over 20 years at 11%  
with no deposit.

### Bond Costs

R51,610.00

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

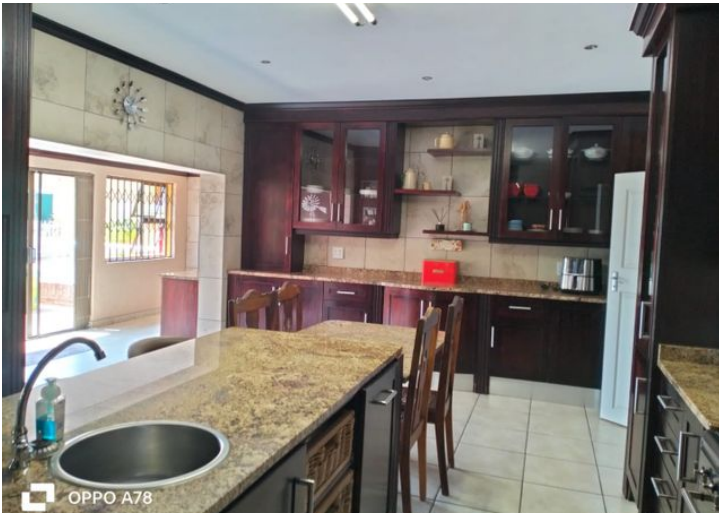
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### Transfer Costs

R270,050.00

### Monthly Rates

R1,200



### INTERIOR

Bedrooms 4  
 Bathrooms 2  
 Kitchens 1  
 Recep. Rooms 2  
 Furnished Maybe

### EXTERIOR

Carports / Parkings 6  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Maybe

### SIZES

Floor Size -  
 Land Size 10Ha



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Agent

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