



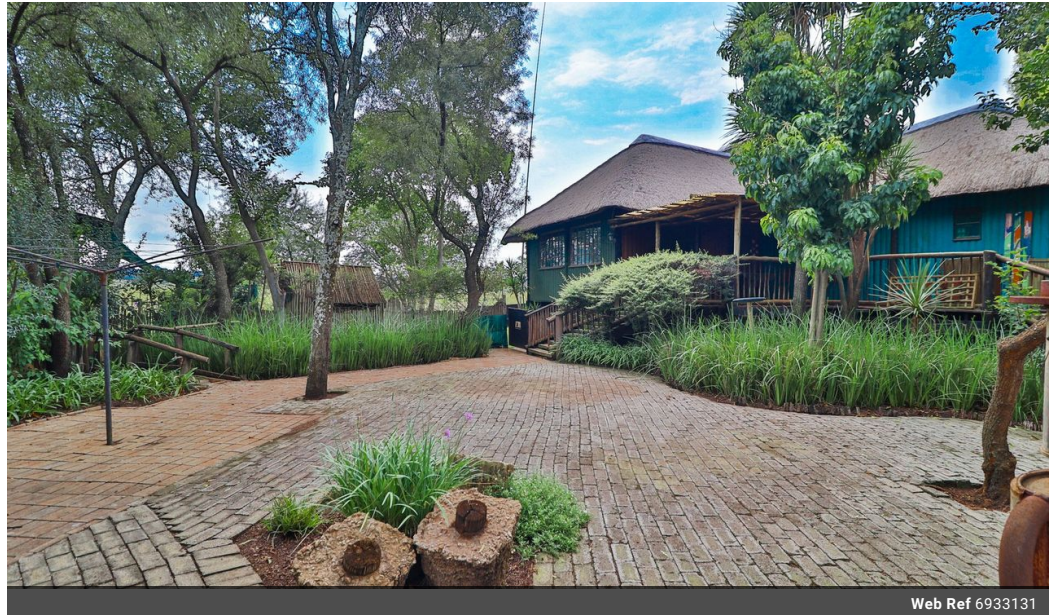
**Ronelda Richter**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 115 413 0)  
 0824553170

ronelda@cleproperties.co.za

Contact Head Office - Kempton Park

011 9758537

12 Duffton Way  
 Aston Manor  
 Kempton Park



Web Ref 6933131



**R2,950,000**

 6  4

**Monthly Bond Repayment** R30,449.56  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R156,055.00 **Bond Costs** R42,185.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R400 **Monthly Rates** R750

### 4.5 HECTARE AGRICULTURAL HOLDING WITH RENTAL INCOME & FUTURE DEVELOPMENT POTENTIAL

#### 4.5 HECTARE AGRICULTURAL HOLDING WITH RENTAL INCOME & FUTURE DEVELOPMENT POTENTIAL

Located in Mooiplaats, Pretoria East (Near Boshkop)

This unique investment opportunity offers four well-built dwellings on agricultural land, strategically located next to a future residential development area.

Serene Country Living: Lush green surroundings create a tranquil, holiday-like atmosphere.

**PROPERTY HIGHLIGHTS:**

**MAIN LOG HOME:** 2 bedrooms, living area, veranda, and a charming thatched roof.

**SECOND COZY HOME:** Another comfortable 2-bedroom dwelling.

**TWO SEPARATE 1-BEDROOM CABINS:** Ideal for additional rental income or guest accommodation.

**Strong Borehole:** 5,000 liters per hour ensures reliable water supply.

**Equestrian Facilities:** 2 stables, a tack room, and expansive pastureland—perfect for horse lovers.

**Ample Parking:**...

### Features

**Interior**

Bedrooms 6  
 Bathrooms 4  
 Kitchens 1  
 Recep. Rooms 6

**Exterior**

Carports / Parkings 7  
 Security Yes  
 Pool No

**Sizes**

Land Size 7Ha