



**Alett Nel**

Non-Principal Property Practitioner  
Registered with PPRA (FFC 121 758 7)  
0784226651  
a.nel@cleproperties.co.za

Contact Head Office - Kempton Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 6410634



**R4,725,000**

**Monthly Bond Repayment** R48,770.90  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R369,927.00 **Bond Costs** R59,150.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 4  2

## 85,000m<sup>2</sup> Farm For Sale in Tiegerpoort Ah

LUCRATIVE INVESTMENT - LEVEL & FERTILE HOLDING WITH AMPLE WATER & FOUR HECTARES OF ESTABLISHED INSTANT LAWN IN TIEGERPOORT

Fertile holding, very close to Garsfontein Road, perfect for intensive farming of chickens/eggs, livestock, water bottling, cash crops or for the establishment of any business enterprise in a fast-developing area. Four hectares of established instant lawn provides for an instant money spinner while getting the next business started.

Investors wanting to live close to the city, yet in the countryside are opting for this area as the value of properties are positively influenced by Tshwane's development path in this easterly direction.

A very strong borehole and level fertile land is a dream come true for any budding farmer of entrepreneur wanting to develop the property.

MAIN...

### Features

| Interior     |   | Exterior |    | Sizes      |                      |
|--------------|---|----------|----|------------|----------------------|
| Bedrooms     | 4 | Security | No | Floor Size | 440m <sup>2</sup>    |
| Bathrooms    | 2 | Pool     | No | Land Size  | 85,000m <sup>2</sup> |
| Kitchens     | 1 |          |    |            |                      |
| Recep. Rooms | 3 |          |    |            |                      |