



**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 6895169



**R3,900,000**

 3  2  2

**Monthly Bond Repayment** R40,255.35

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R270,050.00 **Bond Costs** R51,610.00

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

**Monthly Rates** R305

## 16Ha Farm For Sale in Waterval Ah

EXCELLENT INVESTMENT OPPORTUNITY - FULLY FENCED CATTLE/GAME FARM WITH GORGEOUS HOMESTEAD & EASY ACCESS TO N1 HIGHWAY

Fully fenced cattle/game farm with gorgeous homestead within easy reach of the N1 Highway at Wallmanstahl.

Ample grazing for cattle, game and other livestock with adequate water from strong borehole.

Large established garden with many mature trees.

Home secured by an electrical fence, safety doors and other security features. Modern well-equipped open plan kitchen, dining room and sunny lounge that opens up onto the expansive veranda, three bedrooms (main en-suite with dressing room), second bathroom and large storeroom. Spacious entertainment area under huge thatched lapa and built in braai facility adjacent to swimming pool and jacuzzi.

Staff quarters, double garage and carports for four...

## Features

### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2

### Exterior

Garages 2  
Carports / Parkings 4  
Security Yes  
Dom. Accom. 1  
Pool Yes

### Sizes

Land Size 16Ha