



**Lisa Andrew**  
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Contact Acutts Hilton

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Shop 5  
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Kloof



SOLE MANDATE Web Ref RLA1577



**R17,000,000**

3 2.5 5

**Monthly Bond Repayment** R175,472.03  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,865,984.00 **Bond Costs** R118,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Investor's Dream...**

This lifestyle property, 28 hectares in extent, is situated right alongside the N3 corridor and near the Lynnfield Park interchange. Zoning is "Area of Opportunity" and this growth node falls within the municipal planning scheme that supports commercial development. Huge investment in this "T zone" is happening (N3 PMB to DBN and N2 Umhlanga to Toti). IT IS HAPPENING HERE!

The property comprises a well maintained homestead and an entertainment venue (or second home) adjacent to the main house both set in a pretty established garden with a swimming pool and a dam. Various streams of revenue include poultry with assorted bird enclosures that include ostrich, turkey, peacocks and peahens, ducks, geese, and parrots.

There is an elaborate wedding venue / function hall with an adjacent camping site (including electrical...)

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	5
Bathrooms	2.5	Carports / Parkings	2
Kitchens	1	Security	Yes
Recep. Rooms	2	Dom. Accom.	4
Studies	1	Pool	Yes
Furnished	No	Views	True
			Land Size 28Ha