



Roxzanne Odendaal

Non-Principal Property
Practitioner
Registered with PPRA
(FFC 119 440 7)

084 583 1145

roxzanne.odendaal@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref RL44561



R6,500,000

4 3 6

Monthly Bond Repayment R65,989.88

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R578,766.00 **Bond Costs** R70,535.00

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

Monthly Rates R882

Charming small holding in Zwavelpoort AH, Pretoria: Family home with spacious land and serene view

****Exceptional 6.2-Hectare Smallholding in Prime Zwavelpoort Location****

Discover an extraordinary opportunity with this 6.2-hectare smallholding, perfectly situated in the desirable Zwavelpoort area of Pretoria East. This property offers a unique blend of comfort, convenience, and potential, welcoming you into a realm of possibilities.

****Main House Highlights:****

- A well-maintained 4-bedroom, 3-bathroom residence featuring a spacious and functional layout.
- The main bedroom is thoughtfully positioned on the ground floor, complete with an en-suite bathroom for added privacy and accessibility.
- Two additional ground-floor bedrooms share a stylishly appointed bathroom.
- Upstairs, a generous 1-bedroom flatlet with its own living area and kitchenette provides an excellent retreat for guests or family members seeking...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

Exterior

Garages	6
Carports / Parkings	10
Security	Yes
Dom. Accom.	1
Pool	No
Views	True

Sizes

Floor Size	426m²
Land Size	62,228m²

Extras

Alarm System Backup Water Balcony Breakfast Nook Built in Wardrobes Carport Courtyard Covered Patio Curtain Rails Domestic Bathroom Out Buildings Electric Fencing Eye Level Oven Garden Laundry Open Plan Kitchen Smallholding Pantry Residential Workshop Workshop Garage