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Shop 26 Pretty Gardens  
Langenhoven Park  
Bloemfontein

## 4Ha Small Holding For Sale in Bainsvlei

FEATURED



SOLE MANDATE

Web Ref RL5319



**R2,700,000**

**Monthly Bond Repayment** R27,411.18

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R133,887.00 **Bond Costs** R40,300.00

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

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4.28 Ha Smallholding, with 2 ha pecan nut trees and an extra flat!

EXCLUSIVE MLS MANDATE

Discover tranquillity and opportunity with this charming 4.28 Ha smallholding for sale.

The main house offers:

3 Bedrooms, 1 bathroom, 1 living room, 1 study room, open-plan TV and dining room with indoor barbecue.

Additionally, there's a separate flat that is a great asset to use to generate an extra monthly income. It consists of 1 bedroom with ensuite, 1 living room, and a laundry room that can be converted into a kitchen. There is water and electricity.

Garage and carport for 2-3 vehicles.

The property features a 30 x 12 m shed, 2 Ha of established pecan nut trees (7 years old), and a reliable borehole for garden and pecan trees. Pump capable of pumping 25k litres per hour. Pecan trees on automatic irrigation.

Municipal water supply.  
Prenaid electricitv meter

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Security	No
Bathrooms	1			Pool	No
Kitchens	1			Views	False
Recep. Rooms	2				
Studies	1				
Furnished	No				
Extras				Sizes	
Borehole				Land Size	4Ha

