



**Isabel Lombard**  
0848304864  
isabellombard@dpg.co.za

Contact **Meyerton**

**016 0042352**

24 Glynn Street  
Rothdene,  
Meyerton,  
1961



Web Ref DPR19313



**R2,150,000**

4 3 2

**Monthly Bond Repayment** R21,465.17

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R87,088.00 **Bond Costs** R34,625.00

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

**Monthly Rates** R600

### Amazing agricultural opportunity in Valley Settlements

This exceptional 2.1-hectare agricultural property in Valley Settlements offers a prime investment opportunity with excellent accessibility via the R59 highway and nearby major roads. The land boasts high fertility, with a portion currently planted with sugar beans, making it suitable for a variety of agricultural ventures. The property features two separate flats—one one-bedroom and one two-bedroom—providing potential for additional rental income.

An entertainment area equipped with a built-in braai and indoor splash pool adds to the property's appeal. Water supply is robust, sourced from a strong borehole connected to a water tank that services the house, flats, and irrigation needs. Additionally, there is a man-made dam on the property, which is ready to be lined for enhanced capacity. Storage is ample with a 72m²...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Land Size	2Ha
-----------	-----