



**Vaughan Van der Westhuizen**

Candidate Property Practitioner  
Registered with PPRA  
(FFC 125 772 7)

064 781 0390  
vaughanvdwesthuizen@dpg.co.za



**Denise Van der Westhuizen**

064 427 8393

denisevdwesthuizen@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186



SOLE MANDATE

Web Ref DPR20791



**R7,245,000**

15 10 8

**Monthly Bond Repayment** R72,332.62

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R666,382.00 **Bond Costs** R75,285.00

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

**Monthly Rates** R1,206.0

## Prime Smallholding Investment with 3 Separate Residences!

Welcome to a rare and versatile opportunity in the heart of Zwavelpoort – offering space, income potential, and lifestyle all in one!

This well-positioned 8.5-hectare smallholding boasts three separate homes, making it ideal for multi-generational living, rental income, or even a guesthouse or Airbnb setup. Located in a sought-after area known for its tranquil surroundings and easy access to major routes, this property delivers both peace and convenience.

1. Main House Features:  
6 Spacious bedrooms  
3 Bathrooms (main en suite)  
Covered patio with built-in braai  
Four garage & private garden

2. Second House:  
3 Bedrooms  
2 Bathroom  
Modern kitchen with living area  
Private entrance & garden space

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	15
Bathrooms	10
Kitchens	3
Recep. Rooms	6
Studies	3
Furnished	No

### Exterior

Garages	8
Carports / Parkings	8
Security	No
Dom. Accom.	1
Pool	Yes
Views	True

### Sizes

Land Size	8Ha
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### Extras

Air Conditioner Alarm System Backup Water Balcony Room Country Style

