



**WERNER HERHOLDT**  
0768700918  
werner.h@dpg.co.za



**Jacob Molotsi**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 116 698 6)  
083 530 4936  
jacobm@dpg.co.za

Contact Three Rivers

016 4232876

18 Klip River Drive,  
Three Rivers,  
Vereeniging



Web Ref 5354428



**R6,300,000**

4 3 2

**Monthly Bond Repayment** R63,959.42

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R556,766.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R1,000

2-in-1 Sale! Wow Is The Word!

Fall in love with a 1-one-of-a-kind home in Walkers Fruit Farms. From the approximately 600sqm main house to the 3 operational factories on the premises...Ticks all the right boxes... The garden is well established and maintained with a few fruit trees added and an irrigation system functioning with the borehole. A 30 kva diesel generator will ease the inconvenience when load-shedding occurs. Security features include full electric fence, automated security gates outside and Trelidor through out the house. Outside LED spotlights, alarm system and complete CCTV installations. The main house is something to experience with its character and design flow along with country style living. It boasts with 4 bedrooms and 3 bathrooms of which 1 is en suite. The en suite bathroom, boasting with a jacuzzi bath, belongs to the main bedroom...

## Features

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1

### Extras

Property has a generator.

### Exterior

Garages	2
Carports / Parkings	9
Security	Yes
Dom. Accom.	1
Pool	Yes

### Sizes

Land Size	62,968m²
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