

2.7ha Riverfront Smallholding for sale (1850000 R)



Location **Gauteng, Pretoria**
<https://www.freedasz.co.za/x-185248-z>

Plot no: 10 Mont Lorraine Pretoria

if 2.6 ha smallholding of which 1ha is a beautiful garden

if River front (with DWA pumping rights)

Also offered:

if Main House:

â€ 3 bedrooms;

â€ 2 bathrooms;

â€ Lounge;

â€ Dining room;

â€ Huge modern kitchen;

â€ Pantry;

â€ Scullery;

â€ Laundry;

â€ Large entertainment area (+- 100sqm)- can also be utilized as a flat let;

if 2nd House:

â€ 3 bedrooms;

â€ 2 bathrooms;

â€ Open plan kitchen/dining room/lounge;

â€ Small patio;

â€ Alarm system and intercom connected to motor gate

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â€ 2 bathrooms;

â€ Open plan kitchen/dining room/lounge;

â€ Pantry;

â€ Alarm system.

â€ Log Cabin:

â€ 1 bedroom;

â€ Lounge/dining room;

â€ Alarm system.

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â€¢ Kitchen;
â€¢ Beautiful deck.

ïf~ Extras:

â€¢ 6 carports;
â€¢ Swimming pool;
â€¢ Large Lapa with built in bar and braai;
â€¢ Bore hole;
â€¢ River pump;
â€¢ Neat storeroom plus workroom near 2nd house
â€¢ Big and neat storeroom near main house
â€¢ Several other out-buildings.
â€¢ Electrical motor gate and intercom system between houses.

ïf~ Return on investment:

The 2nd house, Flat and log cabin, are occupied by tenants generating an income of R11000.00 per month. The owner stays in the main house, which could potentially also attract R7500.00 or more rental income per month. The total rental amount should cover the monthly bond.