

25.5ha Lifestyle farm with beautiful four bedroom house Must see (4450000 R)



Location **Gauteng, Roodeplaart**
<https://www.freedasz.co.za/x-227203-z>



A well-developed and much-improved combined 25.5ha smallholding/lifestyle farm is situated 10km north-east from the Roodeplaart Dam and within the third phase of the Dinokeng Reserve. Taking into account its future inclusion into the Dinokeng Reserve circuit, the property holds various development opportunities such as a bushveld guest house/lodge, eco-tourist farm, wedding venue, mountain bike/trail-running/extreme sports venue or photographic venue. The property comprises one 21.19ha parcel with borehole (2,000l/h at 300m with the water table from 40m), game fence (adjoining two game farms), graded roads and a majestic 270-degree view to the south and south-west. The second parcel covers 4.31ha and comprises the improved portion of the property.



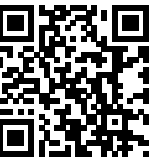
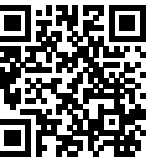






The perimeter is guarded by alarmed electric fencing with beams and remote-controlled floodlights. Municipal electricity is supplied along with backup generator system and sewerage is processed by an effective septic tank system. Water is mainly supplied by the borehole on the unimproved parcel, and is bolstered by a further two boreholes on the property. A 100,000-liter capacity dam under full shade netting and fed via rainwater catchment completes the water supply to- and water storage of the property.

A point of pride of the property is the 300m² growing tunnel dedicated to the cultivation of fruit. The abundant yield includes apricot, peach, fig, table grapes, blackberries and plums. The tunnel is fully-irrigated and -covered at a height of 6 meters. A second, smaller tunnel is dedicated to the cultivation of a variety of vegetables. The fully-irrigated garden of the property furthermore boasts established trees providing lemons, oranges, naartjie, pampelmuse, mangos, table grapes, pomegranates, pecan nuts and

almonds. The design of the sheep pens provide for 2000 sheep per roof area and accommodate 2000 kg of wool. The pens have been designed to be easily extensible should you ever wish to increase the good-quality breeding is also available on the property to carry the sheep herd.

100m² roofed structure can be used as either greenhouse or storeroom and a second, dedicated 100m² storeroom with lockable room accommodates general purpose storage.

Worker quarters comprise an open plan kitchenette and lounge bedroom and bathroom with shower, basin and toilet.

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The property has a separate outside double garage with adjacent covered double parking bay and the main house features a lockable and spacious double garage. There is ample outside parking available on the property.

The main house spans 500m² under a flat, IBR roof with combination of aluminium and steel window- and door frames, steel burglar proofing and tiled interior flooring. The dwelling is well-maintained and in very good condition with sturdy fit and finish. Spaciousness is of the essence and the house sports a 125m², full-length covered and closed patio facing the garden and swimming pool. The patio is serviced by one guest toilet and one guest bathroom with shower.

The main feature of the house is the large-volume, open-plan living area with lounge, two dining areas and open-plan kitchen. The kitchen features fitted wooden cupboards with granite tops, and is fully-equipped with electric hob/oven set in a central island. A dedicated laundry runs off the kitchen. A large work room, also suitable for office space, runs off the lounge as well as a custom-built sound-proof room (previously used as a music room).

Living quarters comprise four bedrooms (three en-suite) with built-in cupboards and dedicated linen room.

The property has served as a happy and prosperous family home and city escape for the past 13 years and will continue to do the same for the next lucky owner. It has been lovingly developed and maintained by the current owners and truly lacks in nothing in terms of features and fittings both inside and