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### R3,800,000

**Monthly Bond Repayment** R39,223.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R256,882.00    **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.



### Land in a Desirable Location with Endless Potential

Welcome to a unique opportunity in one of the most sought-after areas, ideally situated near top-rated schools and within close proximity to the prestigious Vergelegen and Lourensford Wine Farms. With a convenience shop just a stone's throw away, this location offers the perfect blend of convenience and tranquility.

While the house itself has been completely neglected and is in a dilapidated state, this property presents an exceptional chance to invest in prime land. Here, you're not just buying a house, you're securing a valuable piece of real estate with endless potential for transformation. Don't miss the chance to turn this hidden gem into your dream property.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	200m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	1,077m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

