

# 101

## Homestead



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# LWP

PROPERTIES

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Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions which may occur.

## 3 BEDROOM HOUSE, 3 ADDITIONAL DWELLINGS PROPERTY FOR SALE IN FARMALL AH

WEB REF: RL4632

# R6,799,000

ERF SIZE: 10,000m<sup>2</sup>

FLOOR SIZE: 225m<sup>2</sup>

RATES AND TAXES: R2,100



A charming, tree-filled property with more to offer than meets the eye.

Inviting buyers to view and negotiate from R6 199 000 to R6 799 000

As you enter, you're welcomed by mature trees and a sense of peace, with horses grazing in the paddocks, birds singing, and happy tenants creating a warm, inviting atmosphere. This property offers ample space and endless potential to craft a truly special lifestyle—just as the current owners have enjoyed for many years.

This is a property that truly needs to be experienced in person—photos and descriptions simply don't do it justice. A must-see!

The main residence is a charming double-story home featuring a striking big blue front door and secured with an electric fence.

Upon entering, you're welcomed into a light and bright open-plan dining room and lounge, creating a warm and inviting atmosphere with a fireplace. A few steps up, you'll find a delightful kitchen complete with a central island, scullery, ample cupboard space, granite countertops, full gas oven/stove and newly built sun-room tiled that opens out to the fire pit and pool area—perfect for entertaining.

A convenient guest toilet is located downstairs for added comfort.

Upstairs features three bedrooms, with the spacious main bedroom offering an en-suite bathroom, ample cupboard space and complete privacy, creating a true haven. The family bathroom includes a bath and a unique outdoor shower, serving the two additional well-sized, light bedrooms.

The main home is equipped with solar power, ensuring energy efficiency and reduced utility costs. The properties benefit from both borehole and municipal water sources, while electricity is supplied through Eskom Waste management is handled via septic tanks.

Equestrian facilities are top-class, featuring 16 spacious brick stables, an alarmed tack room for added security, and electric paddocks. A professionally designed 70m x 40m river sand arena offers excellent

