

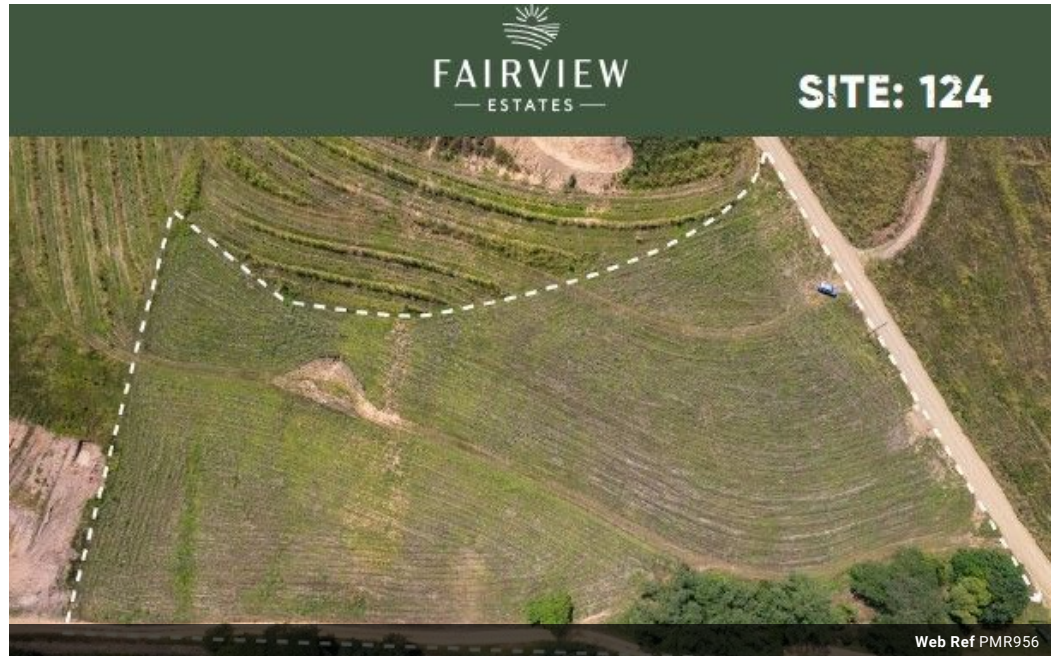


Una van Jaarsveldt
 Non-Principal Property Practitioner
 Registered with PPRA (FFC 115 789 4)
 0832824495
 una.van@kwsa.co.za

Contact Dolphin Coast

032 9461226

Douglas Crowe Drive, Ballito, 4420 - 14 Silverstone Way



Web Ref PMR956



SECURITY
 THE MAIN FENCE IS APPROX. 2.4M HIGH, CONSISTING OF 30 STRANDS OF HIGH TENSILE WIRE, WITH AN ANGLED OVERHANG TO PREVENT INTERLUERS FROM CLIMBING OVER.
 THE ANGLED OFFSET CONSISTS OF 18 LOW VOLTAGE LINES AND TOGETHER WITH THE ANTI-DIG SENSORS PREVENT TUNNELING UNDER THE FENCE.
 4 VOLTAGE LINES SEE 7000-9000 VOLTS
 1 VOLTAGE LINES PULSES 3-2000 VOLTS
 MAIN FENCE IS AUGMENTED BY AN ANGLE WELD MESH TO A HEIGHT 1.8m
 FENCE IS SOLAR POWERED, WITH QUANTITATIVELY 1 DAY'S WORTH OF RUN TIME



R3,628,750



Monthly Bond Repayment R37,455.54
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R238,044.50 **Bond Costs** R49,725.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R5,300 **Monthly Rates** R500

Craft your dream homestead

This site offers a gentle slope transitioning into a relatively flat section at the bottom, providing ample arable land across its 20,000sqm expanse.

Consider it a blank canvas for crafting your dream home, seamlessly blending into the natural surroundings. Situated just a few hundred meters from the communal dam and within the more developed Phase 1 section of the estate, it promises convenience and tranquility.

Engage with our permaculture specialists for insights into organic, sustainable farming practices and integrating your home design with environmental harmony. From water retention to food forests, they'll help you create a holistic farm design.

Please don't hesitate to call me to make this your family home.

NOTE: Price includes VAT

Zoning: Agri 1
 FAR: 3000 sqm
 Levy: R5,300 pm
 Estimated rates: R500nm

Features

Interior		Exterior	
Furnished	No	Security	No
		Pool	No
		Views	False