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1st Floor, 59 Regency Drive, Route 21  
Corporate Park, Irene, 0174

21,136m² Small Holding For Sale in Annlin-Wes



Web Ref RL25345



**R9,000,000**

8 5.5 3

**Monthly Bond Repayment** R91,370.61

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R865,214.00 **Bond Costs** R80,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R4,219.2

## Magnificent 2-Hectare Property Bordering the Apies River – Buy 2 Homes for the Price of One!

This exceptional property offers the perfect blend of privacy, space, and convenience, located in the heart of Pretoria with easy access to all amenities.

The property includes:

- Main Home: 787.9 m² (Entertainment area with covered patio: 223 m²)
- Second Home: 176 m²
- Staff Quarters: 72 m²
- Barn: 217 m²

Main Home: Step into a world of elegance and comfort with the main residence that boasts high ceilings, spacious rooms, and striking feature stone walls.

Upon entering, you are welcomed by a large, covered patio with a built-in braai, overlooking the sparkling pool and lush garden – the ideal space for entertaining guests or relaxing in tranquility. The entertainment area flows seamlessly into the home, where you'll find an open-plan dining room and living area, complete with a cozy fireplace and air conditioning....

## Features

**Pets Allowed** Yes

### Interior

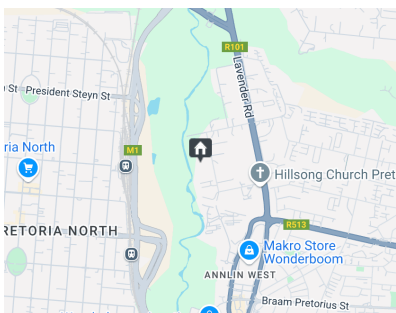
Bedrooms	8
Bathrooms	5.5
Kitchens	2
Recep. Rooms	6
Studies	1
Furnished	No

### Exterior

Garages	3
Carports / Parkings	70
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	True

### Sizes

Floor Size	1,253m²
Land Size	21,136m²



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