



**Danielle Smith**

Candidate Property  
Practitioner  
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SOLE MANDATE

Web Ref RL44821



### R2,200,000



2



1



1

**Monthly Bond Repayment** R21,964.36

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R90,088.00

**Bond Costs** R34,625.00

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

**Monthly Levy** R1,550

**Monthly Rates** R1,233.1

### Welcome Home to Comfort and Charm in Verdeau Lifestyle Estate

Tucked away in the heart of Wellington's beloved Verdeau Lifestyle Estate, this delightful semi-detached townhouse is a haven of peace and comfort. Surrounded by the gentle beauty of nature and a welcoming community, it's the perfect place to settle in and feel truly at home.

Take a morning stroll along the estate's scenic walking paths, which meander beside a quiet dam, or spend lazy afternoons in the lush green spaces while the kids enjoy the play areas nearby. Life here moves at a gentler pace; with everything you need close at hand.

Step inside and you'll find a warm and airy open-plan kitchen and lounge that flows naturally onto a sunny front patio—a lovely spot for coffee, a good book, or simply soaking in the peaceful surroundings. Whether you're hosting loved ones or savouring quiet moments, the layout is just right...

### Features

**Pets Allowed** Yes

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 2  |
| Bathrooms    | 1  |
| Kitchens     | 1  |
| Recep. Rooms | 1  |
| Furnished    | No |

#### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 1     |
| Carports / Parkings | 1     |
| Security            | Yes   |
| Pool                | No    |
| Views               | False |

#### Sizes

|           |                   |
|-----------|-------------------|
| Land Size | 293m <sup>2</sup> |
|-----------|-------------------|

#### Extras

Air Conditioner Built In Braai 24 Hour Access Bath, Toilet and Basin Electric Garage Open Plan Kitchen Semi Detached Security Estate