



**Danielle Smith**

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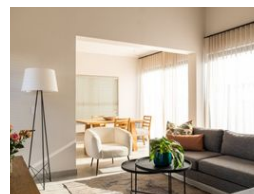
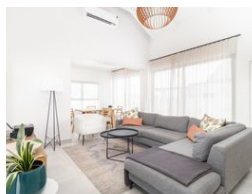
Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL45079



### R2,595,000

3 2.5 1

**Monthly Bond Repayment** R26,345.19

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R123,320.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R1,550

### Modern 3-Bedroom Home in a Beautiful Winelands Estate – Just Two Left!

Looking for your dream home in the heart of Wellington?

This stunning freestanding home in the sought-after Verdeau Lifestyle Estate might be exactly what you've been waiting for. With 3 comfortable bedrooms and 2 stylish bathrooms (one with a lovely freestanding bath), this home combines laid-back charm with modern design. The open-plan living area flows out to a covered braai patio – perfect for weekend get-togethers or just kicking back on warm evenings. Want a pool? That's an optional extra, ready when you are.

And here's the best part:

NO deposit, NO transfer costs, NO transfer duty – and absolutely NO hidden fees. Just two of these homes are still available, so don't miss out!

What's Included:

- 3 roomy double bedrooms
- Spacious en-suite main bedroom
- 2 bathrooms upstairs, plus a handy guest loo downstairs
- Covered...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Extras

Fibre

#### Exterior

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

#### Sizes

Floor Size	140m <sup>2</sup>
Land Size	167m <sup>2</sup>