



**Danielle Slabber**

Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 125 850 1)  
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Contact Harcourts Winelands

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281 Main Road  
Paarl  
7600



Web Ref RL45095



**R2,850,000**

3 2.5 1

**Monthly Bond Repayment** R28,934.03

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R148,055.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R1,550

### Modern Comfort Meets Winelands Serenity

Tucked away in the beautiful heart of Wellington, this freestanding, own-title home is part of the sought-after Verdeau Lifestyle Estate. Designed with both comfort and style in mind, it features 3 spacious bedrooms, 2 modern bathrooms (including one with a freestanding bath), and a light, airy open-plan living space that flows seamlessly into your private braai patio – ideal for relaxed weekend entertaining.

All-Inclusive, Hassle-Free Value – No Hidden Costs

- No deposit required
- No transfer duty
- No transfer fees
- Located in the exclusive Vineyard Views phase

What's Included in the Price:

- 3 spacious bedrooms, including a luxurious en-suite main bedroom
- 2 full bathrooms upstairs, plus a guest toilet on the ground floor
- Braai patio (option to cover) for all-season entertaining
- Energy-efficient solar geyser

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### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Floor Size	140m²
Bathrooms	2.5	Carports / Parkings	1	Land Size	147m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		