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## 1Ha Farm For Sale in Wilbotsdal AH

### Prime Smallholding with Endless Potential

Located on the outskirts of town, this immaculate 1.7-hectare smallholding offers an abundance of possibilities! Whether you're looking for a peaceful retreat, a commercial venture, or future development potential, this property has it all.

### Step Inside and Feel at Home:

Three bright and airy bedrooms with built-in cupboards.

A fourth guest bedroom for added convenience.

Two bathrooms, including a luxurious en suite for the main bedroom, plus a guest bathroom near the guest room.

Open-plan family room, ideal for quality time.

Spacious lounge featuring a built-in bar—perfect for entertaining.

Well-appointed kitchen with ample storage and a separate scullery.

Three-phase electricity for efficient power distribution.

Adding to its charm, this property features a variety of fruit and vegetable plants, allowing for a farm-to-table lifestyle right at home!

With commercial potential and the option for future complex development, this smallholding is truly a rare find.

Don't Miss Out—Schedule Your Exclusive Viewing Today!

Please note: Rates, taxes, levies, and ERF sizes are approximate and subject to change.

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**Monthly Bond Repayment**

R36,126.59

Calculated over 20 years at 11%  
with no deposit.

**Bond Costs**

R47,840.00

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

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**Transfer Costs**

R221,714.00

**Monthly Rates**

R1,500



### INTERIOR

Bedrooms 4  
 Bathrooms 3  
 Kitchens 1  
 Recep. Rooms 3  
 Furnished Maybe

### EXTERIOR

Carports / Parkings 0  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Maybe

### SIZES

Floor Size 250m<sup>2</sup>  
 Land Size 1Ha



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