



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 | R35,533.01 | Bond Costs | R47,840.00 |
| Calculated over 20 years at 10.75% with no deposit. | | These calculations are only a guide. Please ask your conveyancer for exact calculations | |
| Transfer Costs | R221,714.00 | Monthly Rates | R1,500 |



INTERIOR

| | |
|--------------|-----|
| Bedrooms | 4 |
| Bathrooms | 3 |
| Kitchens | 1 |
| Recep. Rooms | 3 |
| Furnished | Yes |

EXTERIOR

| | |
|---------------------|-----|
| Carports / Parkings | 0 |
| Security | Yes |
| Dom. Accom. | 0 |
| Pool | Yes |
| Views | Yes |

SIZES

| | |
|------------|-------------------|
| Floor Size | 250m ² |
| Land Size | 1Ha |



Charmaine Littlewood

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