



**Adelaide Ngwenya**  
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Contact Heidelberg

016 4232876

Vision 21 Industrial Park  
Shop 26  
Steel Road  
Duncanville  
Vereeniging



Web Ref DPR11967



**R2,470,000**

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**Monthly Bond Repayment** R25,076.16

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R113,320.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R500

### Beautifully Maintained Small Holding Awaits!

A stunning smallholding is now available for sale, offering a lucrative opportunity for those seeking a spacious and comfortable family home. Nestled on a sizable stand of 1.1 hectares, this property is conveniently situated on a bustling road in Heidelberg, with easy access to the N3 and Alberton road. The charming residence features four bedrooms, three of which are equipped with built-in cupboards and fans, ideal for cooling during warm summer days. Each bedroom is adorned with plush carpet flooring, ensuring comfort and warmth throughout. The master bedroom boasts a generously sized en suite bathroom, complete with a bath, basin, toilet, and shower. Entertaining is a delight in the expansive living area, flooded with natural light, creating a warm and inviting ambiance. Additionally, a separate TV room provides a cozy...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	No
Views	True

#### Sizes

Land Size	1Ha
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#### Extras

Sliding Doors Shed Totally Fenced Water Tanks Cooling Fans Burglar Bars Security Gate  
Laundry Wood Ceilings Scullery