



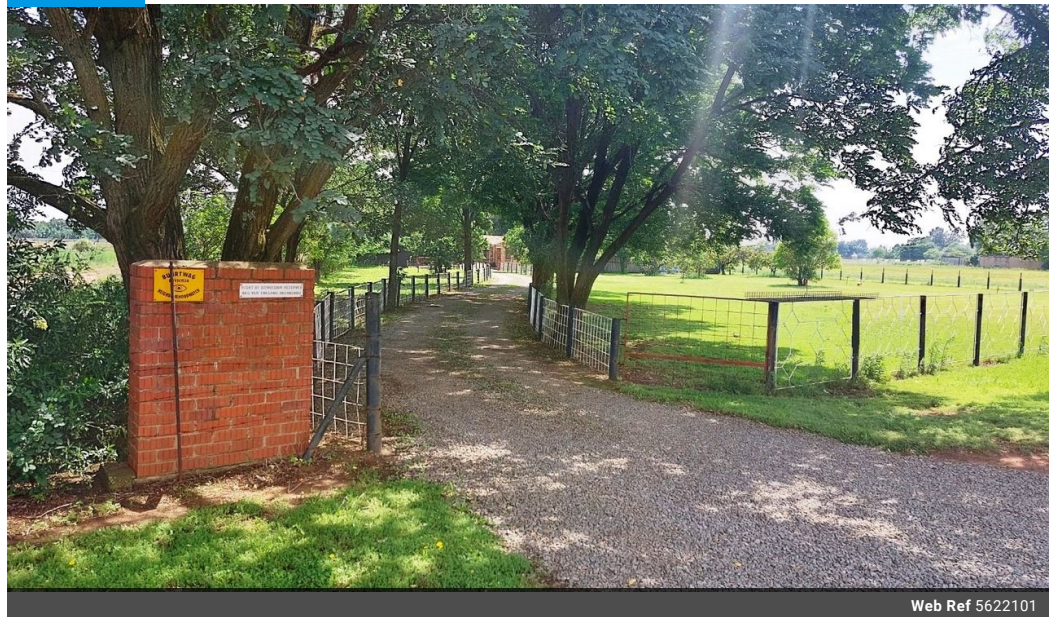
**WERNER HERHOLDT**  
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Contact Three Rivers

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18 Klip River Drive,  
Three Rivers,  
Vereeniging

UNDER OFFER



Web Ref 5622101



**R1,650,000**

4 2

**Monthly Bond Repayment** R17,031.11

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R52,453.00

**Bond Costs** R30,875.00

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

**Monthly Rates** R545

### STUNNING PLOT WITH BRAGGING RIGHTS!

This immaculate smallholding offers so much that you have to see it to believe it... Boasting with 2 dwellings, 4 store rooms, an outbuilding(that needs a little TLC) carports for 7 vehicles, a lapa and entertainment area in the courtyard area, it will definitely leave a good impression. A smallholding that ticks all the boxes... It's just over 2.14 hectares, split into 3 sections, section 1 is the living area and 2 camps where you can farm on a small scale. There is also plenty fruit trees ranging from apricots to peaches. There is a sufficient irrigation system that feeds through out the whole property.

The main house is a 4 bedroom home with 2 bathrooms of which 1 is en suite. Then you also have a study/office, large kitchen with separate laundry room and scullery. Then you have a large family room that exits to a small,...

### Features

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Studies	1

#### Exterior

Carports / Parkings	7
Security	Yes
Pool	No

#### Sizes

Land Size	2Ha
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