



**Nicoline Grobler**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 088 147 0)

083 750 3856

nicoline.grobler@harcourts.co.za



**Maya van der Poel**

Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 123 230 1)

082 444 3800

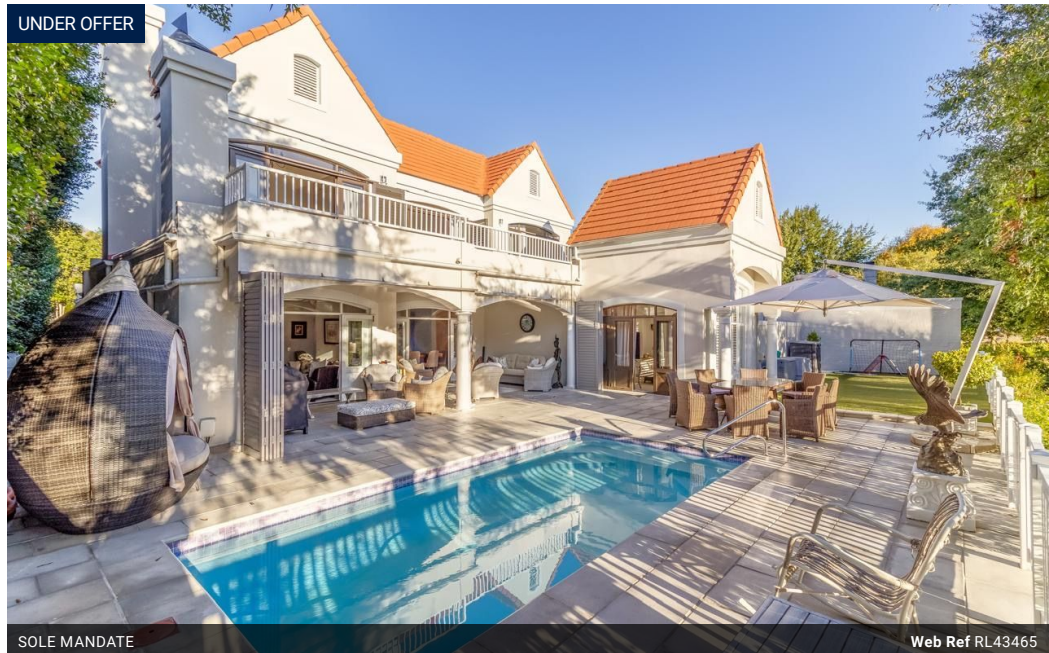
maya.vdp@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600

UNDER OFFER



SOLE MANDATE

Web Ref RL43465



R11,995,000

**Monthly Bond Repayment** R121,776.71

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,211,739.00 **Bond Costs** R94,285.00

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

**Monthly Levy** R3,725 **Monthly Rates** R3,300



4



4.5



2

### Prime Golf Estate Living in the Winelands

Exclusive Mandate - Discover this spacious home within the sought after Boschenmeer Golf and Lifestyle Estate, nestled in the picturesque Cape Winelands.

This popular family estate with leafy lanes and a meticulously maintained 27-hole golf course, is a favourite among young families, professionals and retirees alike. The presence of world-class schools in the vicinity is another reason why families invest in Paarl.

Enjoy shaded afternoons at the sparkling pool, with views of the water and the iconic Paarl Mountain and Afrikaans Taal Monument as a backdrop. The property flows seamlessly with lots of entertainment space for the whole family to enjoy private and social time together. The large patio area is fitted with plantation shutters, making it an ideal space for year-round enjoyment, perfect for sipping sundowners or...

### Features

#### Pets Allowed

Yes

#### Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	449m <sup>2</sup>
Land Size	582m <sup>2</sup>

