



Adell Ferreira

Non-Principal Property
Practitioner
Registered with PPRA
(FFC 114 377 0)
083 964 1155
adell.f@harcourts.co.za



Adell Ferreira

Non-Principal Property
Practitioner
Registered with PPRA
(FFC 114 377 0)
083 964 1155
adell.f@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road
Paarl
7600



SOLE MANDATE

Web Ref RL22716



R2,500,000

4 2 1

Monthly Bond Repayment R25,804.71

Calculated over 20 years at 11% with no deposit.

Transfer Costs R115,720.00 **Bond Costs** R38,415.00

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

Family home conveniently next to a school

Do you have kids or planning to enroll your children in the local primary school in Denneburg? Well you never have to travel to school, just a few steps will get you into the school grounds.

Allow us to present this property; not in a pan handle, it's freestanding and not boxed in with approximately 1000 square meters.

It features a swimming pool tailored for both fitness enthusiasts and for teaching youngsters to swim.

The residence boasts 3 bedrooms, 2 bathrooms, a double garage, and a cozy braai room with 360 degree view of backyard whilst kids are swimming and having fun.

And that's just the beginning. While the house requires some tender loving care, it offers numerous other advantages.

Entrance room, 3 living areas, kitchen with laundry / scullery. Aluminium Windows, two fireplaces.

Kindly note: Pre-viewing...

Features

Interior

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

Exterior

Garages	1
Carports / Parkings	2
Security	No
Pool	Yes
Views	False

Sizes

Land Size	1,000m ²
-----------	---------------------

