



### Adell Ferreira

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



### Yolande Naude

Non-Principal Property  
Practitioner  
Registered with PPRA

(FFC 117 115 5)

079 920 5390

yolande.naude@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600

UNDER OFFER



SOLE MANDATE

Web Ref RL37626



R6,300,000

3 3 2

**Monthly Bond Repayment** R63,959.42

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R556,766.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R2,000

### Plot and Plan Opportunity in Secure Estate

Introducing a thoughtfully designed plot and plan package for this charming 400sqm plot. This package streamlines the building process and facilitates bank financing. The proposed home design is flexible and serves as a conceptual blueprint. It features three spacious bedrooms with stunning mountain views, three bathrooms, and a dedicated study. Additional highlights include a double garage, a scullery, and a private patio complete with a built-in braai. Pricing serves as a guideline based on the plot size and potential, and we are open to working within your specified budget.

If you've visited Optenhorst Estate, you'll appreciate the wonderful walking lifestyle it offers, with the new Optenhorst shopping centre right at your doorstep and an award-winning school within walking distance. The estate consists of only 92 upscale...

### Features

<b>Pets Allowed</b>	Yes
<b>Interior</b>	
Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

<b>Exterior</b>	
Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

<b>Sizes</b>	
Floor Size	290m <sup>2</sup>
Land Size	400m <sup>2</sup>

