



### 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



SOLE MANDATE

Web Ref RL48431



## R6,450,000

4 3.5 2

**Monthly Bond Repayment** R64,395.50

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R573,470.00 **Bond Costs** R70,535.00

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

### Exciting Plot & Plan Opportunity in Security Estate

This spacious and beautifully situated plot is located in the highly desirable Optenhorst Estate, presenting a rare opportunity to own property in this prestigious community. With only a limited number of plots available, this is your chance to secure the perfect location for your dream home. A tailored plot and plan package is available, simplifying the building process and facilitating financing options with banks. The proposed home features a generous 260sqm layout, including 4 bedrooms, 3.5 bathrooms, and a double garage.

Residents enjoy the convenience of direct access to the newly constructed Optenhorst Lifestyle Center, enhancing their quality of life. Whether you're seeking a family residence or a lucrative investment, this estate boasts a strong rental demand thanks to its prime location. Contact us today to schedule...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	260m <sup>2</sup>
Bathrooms	3.5	Carports / Parkings	2	Land Size	429m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		

### Extras

Built In Braai Country Living Double Storey

