



### Yolande Naude

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 117 115 5)  
079 920 5390

yolande.naude@harcourts.co.za



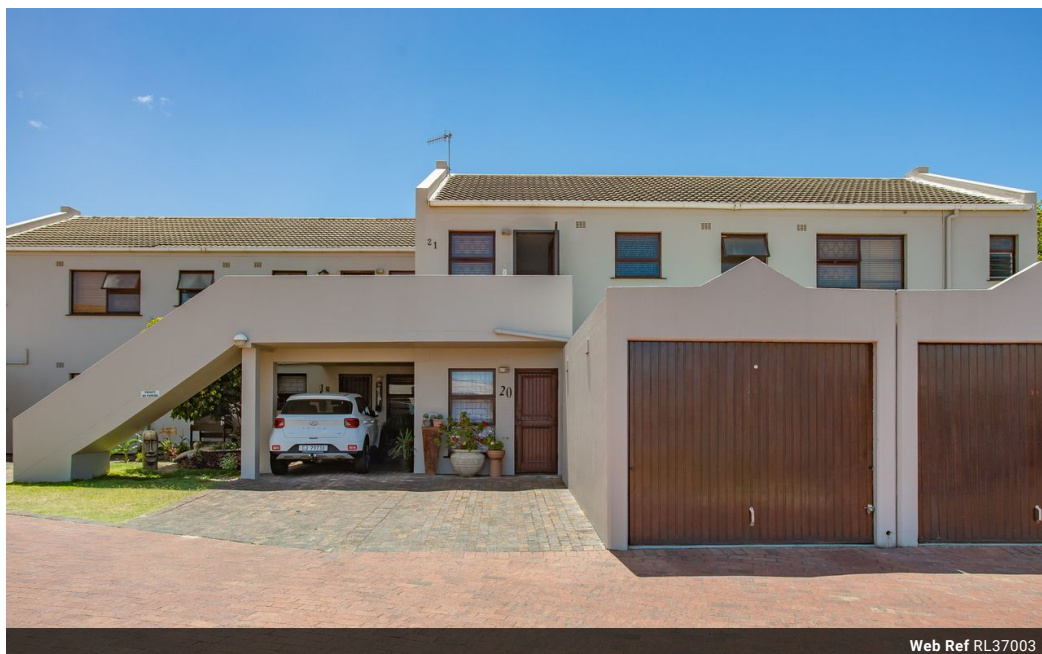
### Adell Ferreira

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 114 377 0)  
0839641155  
adell.f@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL37003



## R1,795,000

3 Bedrooms 2 Bathrooms 1 Carport

**Monthly Bond Repayment** R17,920.92

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R60,841.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R2,744.5 **Monthly Rates** R807.2

### 3 Bedroom First Floor unit with lock-up garage & extra parking bay

This well-maintained 1st floor property offers a great location, featuring an enclosed braai room / TV room, perfect for year-round use in both summer and winter.

Conveniently situated within 5 km of major shopping centers and medical facilities, this property is ideal for families. It's also in close proximity to primary and high schools, making it a fantastic option for parents with school-going children.

#### Key Features:

Prepaid electricity  
Drakenstein rates and prepaid 40 AMP rates apply  
Levy: R2,744.46

Viewings by appointment only.

Please note, we reserve the right to conduct credit application screening before confirming any viewings.

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

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

