



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



Web Ref WWS32996



R2,700,000



Monthly Bond Repayment R27,411.18

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R133,887.00 **Bond Costs** R40,300.00

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

Monthly Rates R1,050

4 Bedroom House for Sale in Paarl Central

This home has endless potential. Working from home, or dual family living or income generating with its separate flatlet. The house is favourably situated for business should this be of interest. This property's location is close to Gimnasium school, Laborie and WA Joubert and the Paarl hospital on the medical belt. The position would be perfect for medical offices and in the same breath, perfect for residential if someone has family living with them or someone who works from home. There is a separate space currently dedicated the current owner's business which could be used as an office or income generating apartment with open loft layout, gorgeous wooden beams and has its own separate entrance. The house offers 4 spacious bedrooms and 3 bathrooms with the master bedroom en-suite. The rooms all have high ceilings and wooden...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Carpets / Parkings	2
Security	No
Pool	Yes
Views	True

Sizes

Floor Size	259m ²
Land Size	854m ²

Extras

TV Port Built In Braai Laundry House Style: Other Views: Mountain Views: Private Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Formal Dining Living Area: Formal Lounge Living Area: Separate Dining Kitchen: Original Kitchen: Standard Kitchen: Separate Kitchen: Breakfast Bar Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Pantry Kitchen: Finish Kitchen Finish: Timber Main Bedroom: Built-in-robe Main Bedroom: Walk-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Additional Rooms: Office / Study Heating / Cooling: Solar Heating / Cooling: Woodfire Outdoor Living Braai Area: Lighting Outdoor Living Braai Area: Power Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Uncovered Outdoor Living: Garden Outdoor Living: Washing Line Pool: Fibreglass Pool: Inground Pool: Private Garaging / Carparking: Off Street Land Contour: Flat Condition: Fair Condition: Renovator Window/door Frames: Timber Water Supply: Town Supply Water Supply: Tank Sewerage: Mains Window Coverings: Blinds Insulation: Ceiling Heating / Cooling: Ceiling Fans

