



**Adell Ferreira**

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



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Contact Harcourts Winelands

021 882 8136

281 Main Road  
Paarl  
7600



Web Ref WWS34678



R2,250,000

**Monthly Bond Repayment** R23,224.24

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R95,138.00    **Bond Costs** R36,530.00

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

**Monthly Rates** R498

3    2    1

### Living in the Heart of Paarl Central

This Spacious Townhouse offers the ideal lock up and go home away from home or for the minimalists but still requires a secure living house. Such a versatile property!

3 Bedrooms with built in cupboards, with the main bedroom offering an exceptional cupboard space.  
2 Bathrooms, a separate shower and bathroom  
Guest Toilette on ground floor

Garage with internal access.  
Covered Carport with security gate for second vehicle and off-street parking.

Greenspace on your doorstep that creates a private garden and privacy.

A Covered Braairoom with Louvre roof that opens up for that extra evening breeze with external access from Ou Tuin Road.

NO LEVY'S applies  
Only Drakenstein municipal services usage costs

Close proximity to CBD nearby girls and boys primary and high schools and nearby private day-cares

### Features

**Pets Allowed** Yes

Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Land Size	125m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2		
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		

### Extras

TV Port Built In Braai House Style: Lifestyle Views: Urban Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Modern Kitchen: Double Sink Main Bedroom: Double Main Bedroom: Walk-in-robe Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Single Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Additional Rooms: Guest Toilet Window Coverings: Drapes Window Coverings: Blinds Insulation: Ceiling Insulation: Walls Heating / Cooling: Electric Additional: Electrical Satellite Dish Outdoor Living Braai Area: Lighting Outdoor Living Braai Area: Power Outdoor Living: Garden Outdoor Living: Washing Line Carport / Carparking: Auto Doors Land Contour: Flat Condition: Excellent Window/door

