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Web Ref RL47793



### R3,200,000

3 2 2

**Monthly Bond Repayment** R32,487.33

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00

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

### Old world charm in Paarl-North

Charming 3-Bedroom Home with Character and Space to Spare

Step into this old-world charmer and experience the warmth and timeless appeal of beautifully preserved Oregon pine wood floors in the living areas. This well-maintained property offers 3 spacious bedrooms, including a main on-suite, and a large family bathroom perfectly suited for comfortable living.

The open-plan kitchen boasts ample cupboard space and flows seamlessly into the living area, making it ideal for everyday family life. Entertain in style with a cozy indoor braai area and dedicated TV room, perfect for relaxed gatherings all year round.

Outside, you'll find a double garage as well as a double carport, ensuring adequate parking for guests or extra vehicles.

This home effortlessly combines classic charm and practicality — a must-see for families looking...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	198m <sup>2</sup>
Land Size	725m <sup>2</sup>

