



### 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)  
083 964 1155  
adell.f@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL42895



## R895,500

2 1 1

**Monthly Bond Repayment** R9,091.38

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R28,244.00 **Bond Costs** R21,450.00

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

**Monthly Levy** R2,218 **Monthly Rates** R220

Ground floor unit well positioned on the corner in a gated complex

Stop renting and start owning! This unit offers both a garage and an open parking bay, providing convenience for your vehicle. With a little TLC, there's plenty of potential to personalize the space to your liking.

This is a fantastic investment opportunity for savvy investors. The unit features an air conditioner in the lounge area and is conveniently located within a 5km radius of major shopping centres, including Paarl Mall.

Easy access to travel routes such as the N1, R301, and R45.

Unit size: 43m<sup>2</sup>  
Garage size: 14m<sup>2</sup>

Monthly levies apply as per the Sectional Title Scheme, along with Drakenstein municipal costs.

Viewings are strictly for pre-approved buyers only.

## Features

### Interior

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

### Exterior

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

### Sizes

Floor Size	43m <sup>2</sup>
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