



**Varrie Swanepoel**  
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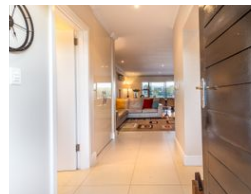
021 8828136

281 Main Road  
Paarl  
7600




SOLE MANDATE

Web Ref RL46910



### R8,500,000

 3  3.5

**Monthly Bond Repayment** R84,862.29

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R810,452.00 **Bond Costs** R80,035.00

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

**Monthly Levy** R3,395 **Monthly Rates** R2,815

### Warm and welcoming 3-bedroom lakeside lodge in Pearl Valley Golf & Country Estate

A Lovely and Inviting 3-bedroom lakeside lodge with breathtaking mountain views

Exclusive Joint Mandate

Nestled in the heart of the sought-after Pearl Valley Golf & Country Estate, this charming three-bedroom lodge offers a rare opportunity to enjoy peaceful living with panoramic lake and mountain vistas. Thoughtfully positioned right on the water's edge, the home combines everyday comfort with the natural beauty of its surroundings.

The open-plan ground floor flows seamlessly from the kitchen through to the dining and living spaces, extending out onto a generous covered patio with a wooden deck and built-in braai—ideal for lazy weekends and sundown entertaining. A cozy fireplace adds warmth and ambiance during the cooler months.

All three bedrooms are en-suite, fitted with built-in cupboards, air-conditioning, and private...

### Features

#### Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	229m²
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