



**Maureen Nel**

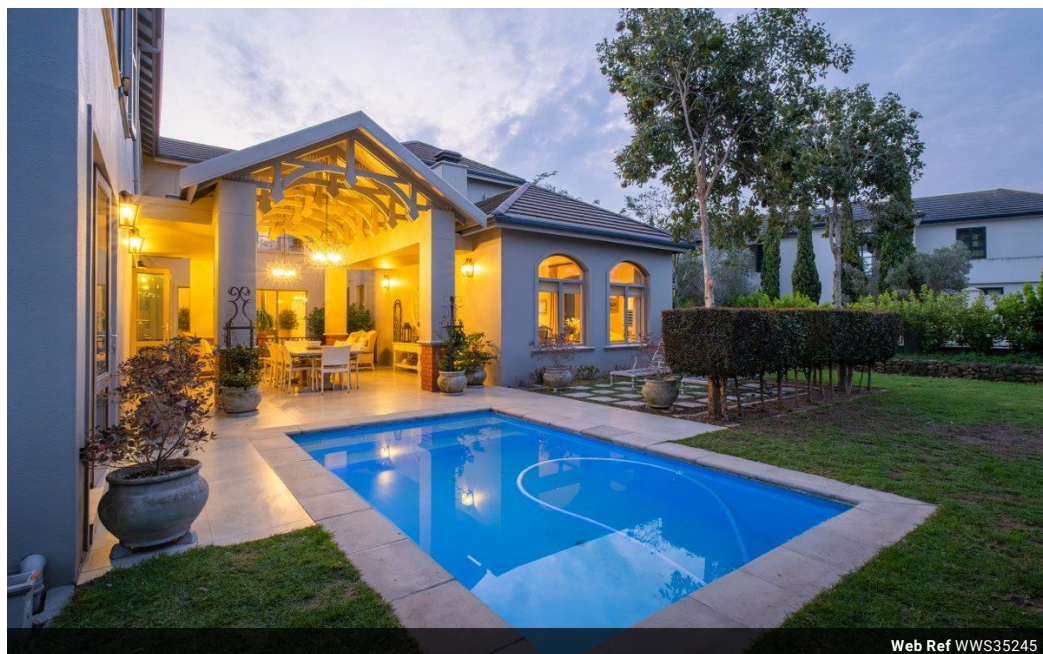
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 080 586 7)  
082 449 0900

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Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref WWS35245



### R19,500,000

**Monthly Bond Repayment** R194,684.08

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R2,202,364.00 **Bond Costs** R127,535.00

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



Elegant classic home with Mountain Views and bordering green space and olive trees

**EXCLUSIVE JOINT MANDATE.** Framed by lush greenery and serene water features, this timeless home blends classic charm with light-filled living spaces, creating a warm and welcoming atmosphere. Its design embraces the beauty of its surroundings, offering an idyllic sense of peace and privacy.

The heart of the home features a pristine, classic kitchen flowing into the open-plan dining and lounge area, where a wood-burning fireplace adds a cozy touch. Glass doors open to a stylish covered patio, perfectly positioned to capture uninterrupted views of the Du Toitskloof mountains.

On the ground floor, a beautifully proportioned private apartment offers its own kitchen, living area, and wood-burning stove – ideal for extended family or guests.

Upstairs, three spacious en-suite bedrooms and a dedicated home office provide comfort...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Studies	1
Furnished	No

### Exterior

Garages	3
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	544m <sup>2</sup>
Land Size	1,000m <sup>2</sup>

### Extras

Laundry House Style: Lifestyle Views: Mountain Living Area: Open Plan Kitchen: Modern Kitchen: Open Plan Kitchen: Pantry Main Bedroom: Double Main Bedroom: Built-in-robe Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Additional Rooms: Office / Study Window Coverings: Blinds

