



### Maureen Nel

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

maureen.dw@harcourts.co.za

Contact Harcourts Winelands

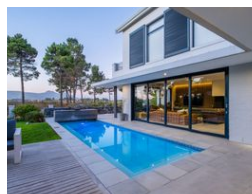
021 8828136

281 Main Road  
Paarl  
7600



SOLE MANDATE

Web Ref RL37632



## R29,680,000

**Monthly Bond Repayment** R301,319.95

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R3,530,771.00 **Bond Costs** R132,285.00

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



5



5.5



3

### Modern North-Facing Family Home with Greenbelt Views

Entrusted Exclusive Mandate.

A magnificent modern north-facing family home that enjoys a prime position bordering a serene green belt, offering an exceptional blend of comfort and contemporary elegance.

At the heart of the home, the sophisticated kitchen seamlessly integrates with the open-plan dining area. Designed for both practicality and luxury, the kitchen is perfectly positioned between the striking double-volume dining space and the inviting entertainment wing. This expansive area, complete with a grand fireplace, a cozy TV lounge, and large sliding doors, extends effortlessly to the landscaped garden and sparkling swimming pool, ensuring a seamless indoor-outdoor lifestyle.

On the ground level, a guest en-suite bedroom opens onto the lush north-facing garden, framing picturesque views. A private study, enclosed with...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	5.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	6
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	577m <sup>2</sup>
Land Size	1,200m <sup>2</sup>

#### Extras

Solar Heating

