



Nicoline Grobler

Non-Principal Property
Practitioner
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Maya van der Poel

Candidate Property
Practitioner
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Contact Harcourts Winelands

021 8828136

281 Main Road
Paarl
7600



Web Ref RL44859



R4,295,000

5 3 1

Monthly Bond Repayment R43,604.08

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R318,291.00 **Bond Costs** R55,380.00

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

Monthly Rates R1,300

Two Homes in One

This corner property is situated in a tranquil suburb of Paarl and offers endless opportunity for multiple applications. Close to schools, businesses and the beautiful Arboretum, it is a fantastic investment opportunity.

The spacious north facing home can easily be divided into 2 equally generous living quarters, or just accommodate an extended family with ease. Both sides offer well equipped kitchens, living areas and separate entrances.

Additional rooms include a home office with it's own entrance, laundry room, potential hobby/work room (or 5th bedroom), large braai room leading out to a private courtyard and sparkling swimming pool.

The property or part thereof can also be utilised as an Air BnB, the opportunities are endless. Let us show you what this canvass offers, you can be the artist.

Features

Pets Allowed Yes

Interior

Bedrooms	5
Bathrooms	3
Kitchens	2
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	1
Carports / Parkings	2
Security	No
Pool	Yes
Views	False

Sizes

Floor Size	310m ²
Land Size	780m ²