



### Carey Jones

Non-Principal Property  
Practitioner  
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### Andrew Brittz

Non-Principal Property  
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Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



SOLE MANDATE

Web Ref RL36242



## R2,550,000

3 2 1

**Monthly Bond Repayment** R25,888.34

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R119,720.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R1,367 **Monthly Rates** R1,100

Priced to sell - Aan de Wijnlanden Security Estate!

Explore an outstanding investment opportunity with this affordably priced single-level 3-bedroom family home, nestled in Aan de Wijnlanden Estate. Constructed in 2016, this property is part of one of the estate's initial phases and is surrounded by well-established homes and lush gardens.

The open-plan living area and kitchen are fully tiled, creating a spacious and welcoming ambiance. A sliding door from the lounge opens to a tiled patio featuring a built-in braai and a small garden. The two family bedrooms are generously sized, easily accommodating three-quarter or double beds, and come equipped with built-in cupboards. The main bedroom includes an en-suite bathroom, ample storage, and a sliding door providing direct access to the garden.

Residents of the estate benefit from exceptional management, top-tier security, and...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	140m <sup>2</sup>
Land Size	250m <sup>2</sup>