



**Bernadette Dobie**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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**Jackie Sollberger**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 118 769 6)

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Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600

UNDER OFFER



SOLE MANDATE

Web Ref RL38107



R3,300,000



3



2



2

**Monthly Bond Repayment** R32,946.54

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R197,688.00

**Bond Costs** R45,955.00

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

**Monthly Levy** R1,300

**Monthly Rates** R806

Luxurious Living in a Premier Security Estate

Exclusive Sole Mandate

Live in comfort and tranquility in the sought-after Stadsig Private Country Estate, where you can build your dream home amidst the beauty of the Boland.

Phase 4 in Stadsig Private Country Estate has been sold out by the developer, but we still have a limited number of Plot and Plan options available at a competitive price. The listed price includes the erf, with no transfer duty payable—only transfer costs on the plot.

Plans can be customized at an additional architectural cost.

This double-story home is ideally located opposite a communal park with ample visitor parking. Its layout maximizes space but can be adjusted to suit your needs. Features include:

- Spacious open-plan living and dining area with a built-in braai.
- Modern kitchen and scullery with stylish finishes and direct access from the...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

### Sizes

Floor Size	185m <sup>2</sup>
Land Size	261m <sup>2</sup>