



**Jackie Sollberger**

Non-Principal Property  
Practitioner  
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**Bernadette Dobie**

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Contact Harcourts Winelands

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281 Main Road  
Paarl  
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NEW



SOLE MANDATE

Web Ref RL48716



R3,250,000

**Monthly Bond Repayment** R32,447.35

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R192,188.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R2,675.2



Charming Family Home with Character opposite play park

Exclusive Sole Mandate

Welcome to this lovingly crafted four-bedroom family home, radiating warmth, style, and thoughtful design at every turn. Set in a tranquil locale that overlooks a leafy play park and within walking distance of both the primary and high school—this property is a perfect blend of comfort, convenience, and lifestyle.

Key Features:

- **Bedrooms & Flexible Spaces:** Four inviting bedrooms provide ample room for family life, while a separate study offers the perfect space to work from home, delve into hobbies, or cosy reading sessions.
- **Self-Contained Outbuilding:** A charming bachelor flat tucked away in the outbuilding—ideal for a guest suite, teen retreat, or even as an income-generating rental opportunity.
- **Indoor–Outdoor Living & Entertaining:** The spacious dining and lounge areas both open with sliding...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	6
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	415m <sup>2</sup>
Land Size	1,003m <sup>2</sup>

