



### Danielle Smith

Candidate Property  
Practitioner  
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### Jackie Sollberger

Non-Principal Property  
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Contact Harcourts Winelands

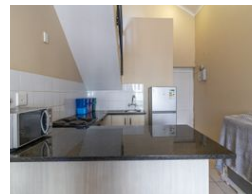
021 8828136

281 Main Road  
Paarl  
7600



SOLE MANDATE

Web Ref RL12205



## R680,000



**Monthly Bond Repayment** R6,903.56

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00

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

**Monthly Rates** R838.4 **Sectional Title Levy** R1,555.3

### Investors Gem

The Historic Piano Factory is located in the heart and center of Wellington, within walking distance of well-established schools, the Central Business District (CBD), quaint coffee shops, and local gyms.

This lovely lower level one-bedroom apartment features an open-plan kitchen and lounge area. The kitchen is equipped with built-in cupboards, granite tops, and an under-counter stove.

The bedroom includes built-in cupboards and a tidy, efficient en-suite bathroom with a shower.

Additionally, a covered carport ensures secure parking for one vehicle.

This property is a smart investment or a perfect entry into the market.

### Features

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	43m <sup>2</sup>
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