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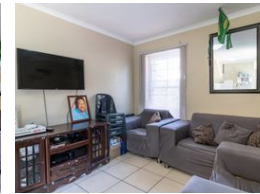
021 882 8136

281 Main Road  
Paarl  
7600



SOLE MANDATE

Web Ref RL13111



R890,000



**Monthly Bond Repayment** R9,186.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R28,244.00    **Bond Costs** R21,450.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R949.1    **Sectional Title Levy** R2,101.4

For the buyer looking for a live-in or rent-out success story

This wonderful two-bedroom Duplex apartment on the ground floor features an open-plan kitchen and lounge area. The kitchen is perfectly equipped with built-in cupboards, granite tops, and an under-counter oven & stove hob.

The property offers an intimate bedroom with its en suite bathroom.

The apartment also boasts a private courtyard at the front, making it ideal for all plant lovers looking for a new project.

On the top floor you will find the second bedroom and bathroom. The second bathroom is equipped with a cosy bathtub.

All the bedrooms include built-in cupboards.

Allocated carport parking.

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 property is a...

### Features

**Interior**

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

**Exterior**

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

**Sizes**

Floor Size	58m <sup>2</sup>
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