

PRIME RESIDENTIAL
REAL ESTATE



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SOLE MANDATE

Web Ref EN01-4569



R4,950,000

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Monthly Bond Repayment R51,093.33
Calculated over 20 years at 11% with no deposit.

Transfer Costs R396,845.00 **Bond Costs** R61,035.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R2,529

Experience Nature's Tranquillity – Stunning Riverfront Views in Paulshof

Seller asking R 5 500 000, offers from R 4 950 000.

If you're seeking tranquillity, harmony, and breathtaking views, this is the home for you! One of the finest residences in Paulshof, this exceptional property is perfectly positioned to offer unparalleled river frontage and direct access to nature - a truly rare find.

Upon entry, you're greeted by a warm, inviting entrance hall that flows effortlessly into the open-plan kitchen, lounge, dining area, and an enclosed patio overlooking the lush garden. At the heart of this home lies an expansive eat-in kitchen that connects to an elegant dining room and a charming patio featuring a built-in braai with delightful views of the garden and river. This well-appointed culinary haven is equipped with modern amenities and generous space for both cooking and...

Features

Pets Allowed Yes

Interior

Bedrooms	6
Bathrooms	5
Recep. Rooms	4
Studies	1
Furnished	No

Exterior

Garages	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	No

Sizes

Floor Size	418m ²
Land Size	1,482m ²

Extras

Wooden Floors, Tiled Floors, Wooden Window Frames, Wood-Burning Fireplace, Entertainment Area, Open-Plan Dining Room, Wooden Cabinetry, Granite Counter-Tops, Double Butler Sink, Outside Laundry Area, Covered Patio, Built-in Braai, 2x Walk-in Dressing Area, Bidet, Automated Irrigation System, Beams, Burglar Bars, Security Gates, Airconditioner, 24x Solar Panels, 3 Phase KVA, Koi Pond In-active, Atrium, WiFi / Fibre Ready, Computer Room, Meeting Room, Smart Home Control from App, 1x Carport, Built-in Dishwashing Machine, Built-in Oven, Built-in Microwave, Built-in Fridge, 12kva Inverter System

