

PRIME RESIDENTIAL REAL ESTATE



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3 Bedroom Duplex For Sale in Paulshof

UNDER OFFER



SOLE MANDATE

Web Ref EN01-4593



R1,400,000

Monthly Bond Repayment R14,213.21

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R40,617.00 **Bond Costs** R27,105.00

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

Monthly Levy R3,421 **Monthly Rates** R850

 3  2

Elegant English-Style Double Storey Townhouse in Secure Paulshof Estate

Ideally located in a peaceful enclave, the estate offers easy access to major highways, shopping centres, gyms, and essential amenities—perfect for modern convenience and quiet suburban living.

This light-filled 3-bedroom, double-storey home offers an exceptional level of comfort, sophistication, and space. The open-plan lounge and dining area are expansive, bright, and designed for effortless living and entertaining, with a welcoming atmosphere throughout.

The kitchen features a walk-in pantry and space for two under-counter appliances—perfectly combining functionality and style.

Key features of the home include:

- Generously sized balcony
- Covered patio ideal for outdoor living
- Dedicated storage room
- Two covered parking bays

Residents of the estate enjoy access...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2
Recep. Rooms	1
Furnished	No

Exterior

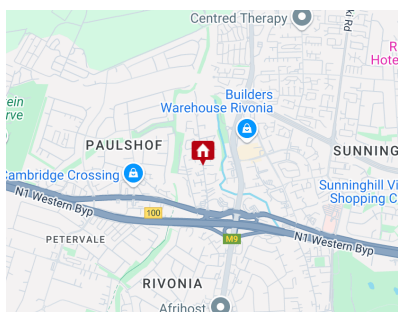
Carports / Parkings	2
Security	Yes
Pool	No
Views	No

Sizes

Floor Size	96m²
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Extras

Tiled Floors, Open-Plan Lounge, Open-Plan Dining Room, Wood Cabinetry, Granite Counter-Tops, Double Sink in Kitchen, Covered Patio, Double Basins in Main En-Suite, Burglar Bars, Security Gate/s, Automated Access Gate



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