

12^{on} T·H·I·R·D

LUXURY DEVELOPMENT NOW SELLING!

12 Third Avenue, Paarl



LIMITED OPPORTUNITIES FOR R3 480 000

RARE & EXCLUSIVE – IN PRICE AND LOCATION



Gizelle 084 912 6181 gizelle@greeff.co.za

Chantelle 082 696 5161 chantelle@greeff.co.za



WHERE LUXURY MEETS LOCATION

HOUSE SIZE

Covered Floor Areas	(m ²)
Ground Floor	57
Covered Entrance	2
Garage	43
First Floor	79
Sub Total (m ²)	181
Open Balcony (m ²)	19
Total Floor Area (m ²)	200
Paved Braai-Patio	17

ERVEN SIZE (m²)

House 1 - 264	House 2 - 229
House 3 - 278	House 4 - 253

A prestigious one-of-a-kind development, offering only 4 exclusive and sophisticated homes coupled with a magnificent location. 12 on Third is a lifestyle choice that few will ever get to make. Make it yours!



FEATURES



3 BEDROOMS



3 EN-SUITE BATHROOMS



DOUBLE GARAGE



BARBEQUE/BRAAI ON PATIO



WATER-WISE GARDENS

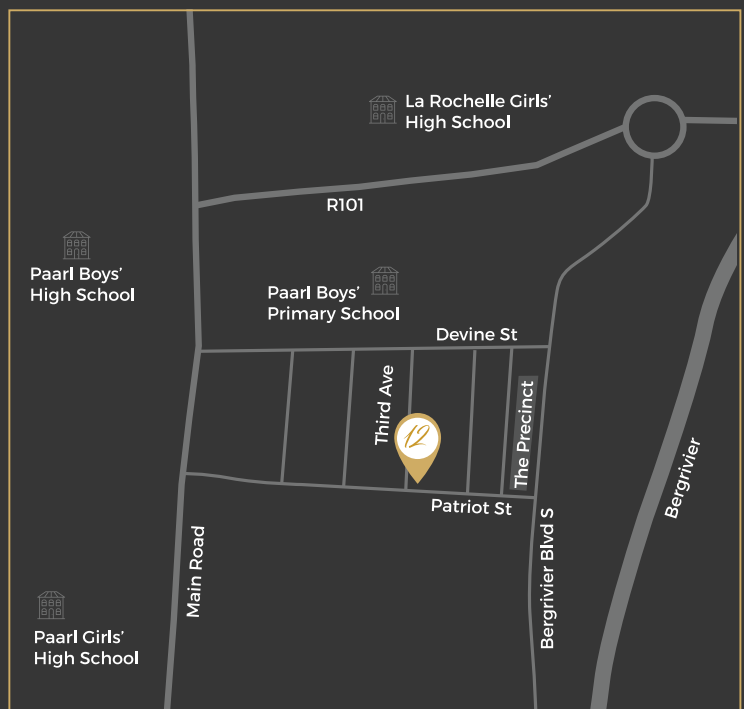


SECURE ESTATE

AMENITIES

- 0.20km - Paarl Boys' Primary School
- 0.25km - The Precinct Centre
- 0.60km - Paarl Boys' High School
- 0.70km - La Rochelle Girls' High School
- 1.40km - Paarl Girls' High School
- 3.00km - Mediclinic Paarl
- 4.60km - Paarl Mall

DIRECT FROM DEVELOPER



www.12onthird.co.za