



Pen Balfour
073 244 9858
pen@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6
The Woodmill Lifestyle Centre
Vredenburg Road
Devonvallei
Stellenbosch
7600



Web Ref RL15455



R1,750,000

2 1

Monthly Bond Repayment R18,063.30

Calculated over 20 years at 11% with no deposit.

Transfer Costs R58,039.00 **Bond Costs** R30,875.00

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

Monthly Levy R1,534 **Monthly Rates** R1,345

Spacious Modern Apartment In The Sought After Shortens Estate

Welcome to this charming first-floor apartment in Shortens Country Estate, offering peaceful views of the lush greenbelt. This two-bedroom home is designed for comfortable living, with an open-plan kitchen and living area that flows onto a covered balcony, perfect for relaxing while enjoying the scenic surroundings. The kitchen has been stylishly updated with a central island, ample storage, and a gas hob for those who love to cook.

Both bedrooms feature built-in cupboards and share a well-appointed family bathroom with a bath and shower. The main bedroom has the added benefit of balcony access, allowing you to savour the fresh air. For added comfort, the apartment is equipped with ceiling fans in the living area and bedrooms, while the main bedroom enjoys the luxury of air conditioning.

Additional features include two...

Features

Interior

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

Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	91m ²
Land Size	53,833m ²

