



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

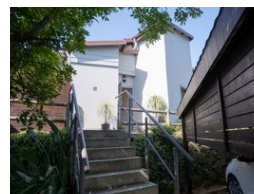
Contact **Virtual Office**

086 1732589

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



Web Ref RL15191



**R2,750,000**



2



1.5

**Monthly Bond Repayment** R27,918.80

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R137,887.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R1,800 **Monthly Rates** R1,103 **Special Levy** R3,217

## NEAT, LIGHT AND AIRY APARTMENT IN SAVANNA

Located in the well-maintained Savanna sectional title complex within Simbithi Eco Estate, this delightful free-standing home is ideal for active homeowners aged 45 and above looking to downsize. A short flight of stairs leads from the parking area to the welcoming front door, opening into a bright open-plan layout that seamlessly connects the kitchen, dining, and lounge spaces. Step out to a charming covered patio and private garden, perfect for both relaxation and entertaining.

The interiors are light and airy, featuring easy-to-maintain tile flooring throughout. The home offers two generously sized bedrooms, with the main bedroom showcasing a serene garden view through large sliding doors. This pet-friendly residence allows for a small dog with prior approval and comes with two covered parking spaces. Fully air-conditioned,...

## Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	2	Carports / Parkings	2
Bathrooms	1.5	Security	Yes
Kitchens	1	Pool	No
Recep. Rooms	2	Views	False
Furnished	No		
			Floor Size
			119m <sup>2</sup>
			Land Size
			32,111m <sup>2</sup>