



**Avril Mitchley**  
0833558184  
avril@meridianrealty.co.za



**Charles Phillips**  
0824900845

charlesp@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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

SOLD



SOLE MANDATE

Web Ref RL15945



**R3,250,000**

**Monthly Bond Repayment** R32,994.94

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00

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



### LARGER OLDER FAMILY HOME ON SIZEABLE PLOT

Well located in Woodgate Road, Central Plumstead - 196sqm house on a large 661sqm plot. Featuring large lounge/dining room with fireplace and lots of light. 4 bedrooms with high ceilings and bathroom facilities for the whole family. Large office on one end of the house with separate entrance (or 5th bedroom). Neat kitchen piped for gas stove plus two separate laundry rooms.

Single garage (20sqm) plus parking area for another 2 cars. Lovely front patio, plus ample lawn play areas at front and back, which also has a fire pit. Two outside storage cabins plus well point. Secure gated perimeter and railway travel close by. Nearby schools (Plumstead High and Primary). Don't wait or hesitate - we expect this great home to sell soonest! Exclusive sole mandate.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	196m <sup>2</sup>
Land Size	661m <sup>2</sup>

