

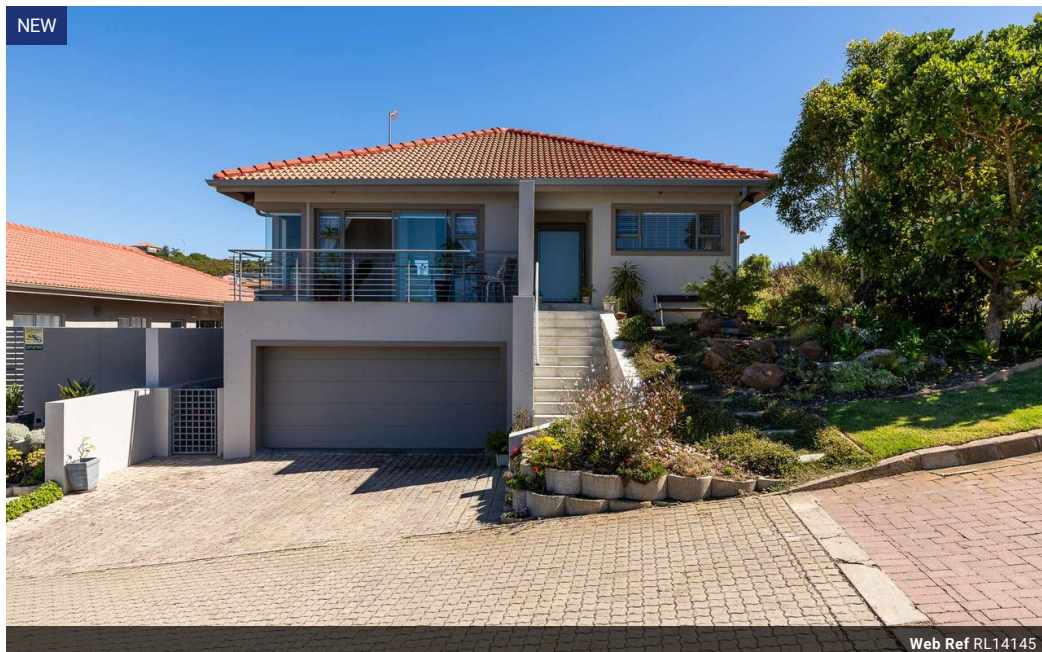


**Elmarie Stander**  
0723692566  
elmarie.s@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



**R4,495,000**

 4  3.5  2

**Monthly Bond Repayment** R45,634.54

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R342,459.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R880 **Monthly Rates** R1,349

## Make the lifestyle change you've always wanted.

Embrace coastal living in this immaculate, bright, and airy 4-bedroom, 3-bathroom home located in Avonddans Security Estate in Great Brak River. Easy access to the N2, approximately 20 minutes to the airport, close to shops, and halfway between George and Mossel Bay. The kitchen, with a separate scullery, is well-designed and fully fitted, including a Smeg gas stove and oven. The double-volume open-plan dining room, lounge, and balcony with built-in braai make this home ideal for entertaining. The generously sized main bedroom suite leads through sliding doors onto a balcony, where you can relax and unwind while enjoying beautiful distant ocean views.

The flat features one bedroom with a full en-suite bathroom, an open-plan living area with a separate entrance. The flat can be an income generator or can easily form part of...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

### Sizes

Floor Size	270m <sup>2</sup>
Land Size	453m <sup>2</sup>