



Tinka Duncker
 083 279 4943
 tinka@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL15718



R4,950,000

 4  4  2

Monthly Bond Repayment R51,093.33

Calculated over 20 years at 11% with no deposit.

Transfer Costs R396,845.00 **Bond Costs** R61,035.00

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

Monthly Levy R3,635 **Monthly Rates** R1,980

Smell And Hear The Sea!

Welcome to 139 Hartenbos Langoed, a beautifully designed 208m² home that perfectly blends modern convenience, warmth, and seamless indoor-outdoor living in a secure estate.

As you step through the front door, you're greeted by a bright and spacious open-plan living area, where natural light floods in, enhancing the home's airy feel.

The inviting lounge flows effortlessly into the stylish kitchen, complete with a Defy oven, a generous pantry, and a scullery—ideal for keeping your space neat and organised.

Beyond the kitchen, the indoor braai area with a gas braai offers the ultimate entertainment space, opening up to a lush, private garden enclosed by natural shrubs, making it feel like an extension of the outdoors while remaining completely secure.

The outdoor fire pit is a standout feature, perfect for relaxed evenings...

Features

| | | | | |
|---------------------|-----|-----------------|------|-----------------------|
| Pets Allowed | Yes | | | |
| Interior | | Exterior | | Sizes |
| Bedrooms | 4 | Garages | 2 | Floor Size |
| Bathrooms | 4 | Security | Yes | Land Size |
| Kitchens | 1 | Pool | No | 212m ² |
| Recep. Rooms | 2 | Views | True | 472,946m ² |
| Furnished | No | | | |