

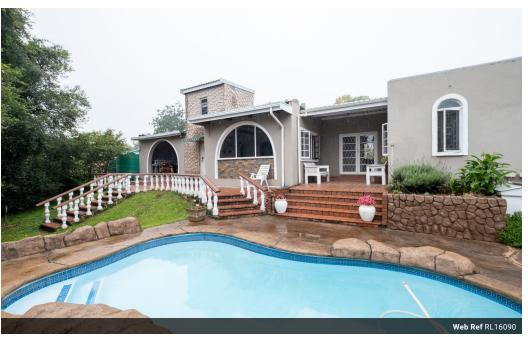


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Contact Virtual Office

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





R2,195,000

Monthly Bond Repayment R22,656.54 Calculated over 20 years at 11% with no deposit. Transfer Costs R89,647.00 Bond Costs R34,625.00 These calculations are only a guide. Please ask your conveyancer for exact calculations. Monthly Rates R1,260

Two Homes, One Incredible Opportunity in Merrivale Heights!

Welcome to this exceptional Merrivale Heights gem offering not one, but two beautiful homes on a single, spacious property.

Main House Features:

- Three generously sized bedrooms, perfect for a growing family
 Main bedroom with en-suite bathroom and views over the garden and pool area
- · Second full bathroom, recently renovated with sleek, contemporary design
- Stylish kitchen with granite countertops, illuminated cabinetry, and ample storage
- Parquet flooring in the living areas adds timeless charm
 Elegant lounge with large wood burning fireplace, opening to a covered outdoor braai area
 Sparkling swimming pool with fun slide a true kids' paradise!
 Jungle gym in the dream garden ideal for outdoor play

- · Beautiful arched windows throughout allowing the sun to stream through

Second Dwelling:

Private entrance -...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Land Size	3,104m²
Bathrooms	2	Carports / Parkings	2		
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	False		
Furnished	No				