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Contact **Virtual Office**

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



Web Ref RL16090



R2,195,000

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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

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

Sizes

Land Size	3,104m²
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