



**Elmar Stander**  
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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 RL16215



## R4,250,000

3 3 2

**Monthly Bond Repayment** R43,868.01

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R313,341.00 **Bond Costs** R55,380.00

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

**Monthly Rates** R1,750

### Views, Versatility and Veritable Value

Step inside and be captivated by the expansive light-flooded living spaces spread across two floors, each floor can function as a unit on its own. With generously sized bedrooms, there's room for everyone to embrace a lifestyle for comfort, relaxation and entertainment. Start your mornings with a cup of coffee from your balcony, offering sweeping views of the surroundings and mountains in the distance. An open plan kitchen upstairs is fitted with ample built-in cupboards, connecting with the living areas seamlessly. High ceilings accentuating the free-flowing open plan. A separate scullery/laundry allows the main space to maintain its refined aesthetic. The main suite is a private sanctuary with floor to ceiling built in cupboards. A lounge leads out to a covered balcony with a built in braai and beautiful views. Downstairs...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	312m²
Bathrooms	3	Carports / Parkings	5	Land Size	758m²
Kitchens	2	Security	Yes		
Recep. Rooms	4	Pool	No		
Studies	1	Views	True		
Furnished	No				

