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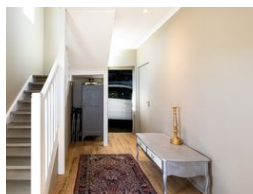
086 1732589

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



SOLE MANDATE

Web Ref RL14268



**R5,000,000**

 4  4  2

**Monthly Bond Repayment** R51,609.42

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R402,345.00 **Bond Costs** R61,035.00

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

**Monthly Rates** R3,400

## Knysna Heights 360 degree views.

Exclusive Sole Mandate - This four-bedroom, double-storey home with four bathrooms and an extra-large double garage is on a large stand and situated right at the top of Knysna Heights.

### Income Generating:

This property is currently divided into two parts: the ground floor, which is tenanted at R12k a month, and the first floor, the owner's portion. This division is achieved with a dry wall in the entrance hall separating the parts, which is easily removed to make it one home.

### Ground Floor:

Entering through the front door or via the automated garage into a foyer, an interleading door opens to the ground floor portion of the house, which consists of two bedrooms. The main en suite on the north side leads onto a wooden deck through a sliding door, with views to the west over the lagoon and towards Belvidere. The deck has stairs...

## Features

<b>Pets Allowed</b>		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	370m²
Bathrooms	4	Carports / Parkings	4	Land Size	1,050m²
Kitchens	2	Security	Yes		
Recep. Rooms	4	Pool	No		
Studies	1	Views	True		
Furnished	No				