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Contact **Virtual Office**

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



SOLE MANDATE

Web Ref RL13474



**R2,200,000**

3 2.5 1

**Monthly Bond Repayment** R22,335.04

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R89,947.00 **Bond Costs** R34,625.00

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

**Monthly Levy** R618 **Monthly Rates** R1,100

## Secure estate living with a great location

Sole Mandate. This popular gated complex is situated in Langeberg Ridge, right next to a big shopping centre and close to schools and main routes as well as the Cape Gate Shopping Mall and Cape Gate MediClinic. Enjoy a lock up and go lifestyle. This semi detached corner unit, with a bigger yard, offers a lot of privacy with a high wall at the back bordering the complex next door and an additional parking right at the front door. Beautiful views of the mountain ranges of Paarl from the top floor. This unit consists of 3 spacious bedrooms with built in cupboards, 2,5 bathrooms consisting of an ensuite for the main bedroom, a separate bathroom for the 2 top bedrooms and a guest toilet downstairs. A spacious plan layout at the bottom with a lounge, dining area and built in braai plus a kitchen with modern features and a laundry...

## Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	143m <sup>2</sup>
Bathrooms	2.5			Land Size	223m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Garages	1				
Carports / Parkings	1				
Security	Yes				
Pool	No				
Views	True				

