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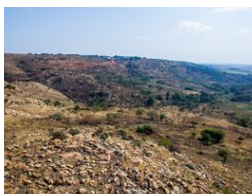
086 1732589

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



SOLE MANDATE

Web Ref RL15073



**R24,900,000**

**Monthly Bond Repayment** R252,792.01

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R2,909,371.00    **Bond Costs** R132,285.00

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

**Monthly Rates** R868

### Unique Property with River Frontage & Development Potential

8+ hectares nestled in the fertile Sterkfontein farm valley, this property boasts 500 metres of river frontage, with a 40-metre elevation drop to the water. Ideal for agricultural or residential development, it offers a steady water supply from the river and a small dam. The rich soil supports sustainable farming or eco-friendly living.

Key features:

Water & fertile land: perfect for community gardens, farming, or commercial agriculture, offering long-term value.

Scenic terrain: gentle slopes with stunning views, ideal for eco-tourism or modern residential estates.

Development potential:

Agri-community: develop an affordable housing village with communal farming.

Eco-residences: ideal for a green living estate, promoting self-sufficiency.

Surrounding opportunities:

Affordable housing: proximity to informal settlements...

### Features