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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 RL16297



**R3,175,000**

4 3.5 3

**Monthly Bond Repayment** R32,233.52

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R181,629.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R1,083

## Modern 4 bedroom Elegance Meets Spacious Comfort in Rouxville!

Step into stylish open-plan living in the heart of sought-after Rouxville! This contemporary home offers generous space, luxury finishes, and effortless indoor-outdoor flow – perfect for modern families or entertainers.

Property Features:

4 Bedrooms  
3 Bathrooms (2 En-suite)  
Braai Room + Fireplace  
3 Garages + Enclosed Carport  
Living Made for Lifestyle

Extra-large open-plan living and dining area with dramatic exposed roof trusses

Jetmaster fireplace creates a warm central feature

Stack-away doors open fully to the back garden for seamless indoor-outdoor flow

Large windows flood the home with natural light

## Features

**Pets Allowed** Yes

### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 4   |
| Bathrooms    | 3.5 |
| Kitchens     | 1   |
| Recep. Rooms | 1   |
| Furnished    | No  |

### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 3     |
| Carports / Parkings | 2     |
| Security            | Yes   |
| Pool                | No    |
| Views               | False |

### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 277m <sup>2</sup> |
| Land Size  | 657m <sup>2</sup> |

