



**Soma Holloway-Carther**  
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Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
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NEW



Web Ref RL16188



**R5,999,000**

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**Monthly Bond Repayment** R61,920.98

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R517,697.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R1,315 **Monthly Rates** R1,500

## Plot & Plan in the Langebaan Country Estate, A Lifestyle Like No Other.

Introducing a meticulously planned single-storey plot and plan home set in the serene and highly sought-after Le Juille enclave of Langebaan Country Estate. This modern residence offers the ideal balance of comfort, functionality, and contemporary style, perfectly tailored for relaxed coastal living.

Transfer Duty Benefit:

Only pay transfer duty on the land—not on the completed home, offering significant savings.

The home will offer:

- **Bedrooms:**  
4 spacious bedrooms designed for comfort and privacy  
2 with private en-suite bathrooms  
Bedrooms 3 and 4 share a well-appointed family bathroom
- **Home Office:**  
A dedicated study or remote workspace for convenience
- **Living Areas:**  
Expansive open-plan layout combining the kitchen, dining, and lounge  
Designed to optimize light and flow creating a welcoming atmosphere

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

### Exterior

Garages	3
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

### Sizes

Floor Size	278m <sup>2</sup>
Land Size	683m <sup>2</sup>

