



Jacques Le Roux  
0824656545  
jacques@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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

NEW



Web Ref RL16189



R2,650,000

4 3 1

**Monthly Bond Repayment** R27,352.99

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R129,887.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R650

**Beautiful 3-bedroom family home of yesteryear with a separate granny flat, oozing character & charm,**

This grand old dame with modern finishes, situated on a 496sqm plot, for sure makes her presence felt. Entering the homestead of approximate 250sqm, the house gives access to a study on the left & a huge bedroom to the right. At the end of the front foyer the house opens to a modern kitchen combined dining room, a spacious lounge/braai area, 2 big bedrooms with built-in cupboards & 2 bathrooms. The doors in the braai room leads to the private back yard with a sparkling blue pool as well as a granny flat. The latter consists of a small modern kitchen, a living room with a breakfast nook & a bedroom with an en-suite bathroom.

The property is totally fenced in. Access is given to the property via a remotely accessed motorised gate. The front yard is completely paved rendering ample secured parking for at least 6 vehicles. The...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	1
Carports / Parkings	8
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	235m <sup>2</sup>
Land Size	496m <sup>2</sup>

