



**Tamaryn Strydom**  
0824459989  
tamaryn@meridianrealty.co.za



**Tamaryn Strydom**  
0824459989

tamaryn@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL14677



**R3,950,000**

5 3 2

**Monthly Bond Repayment** R40,101.54

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R275,550.00 **Bond Costs** R51,610.00

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

**Monthly Rates** R4,700

### Income Generating Colonial Masterpiece with Views to Die For.

If you are looking for a double-storey masterpiece with a wrap-around veranda and breath-taking city views and beyond, then look no further. This impressive residence offers the best of both worlds, as it is nestled next to a serene nature park, yet the hustle and bustle are still right at your fingertips. Only minutes from high-end shops, a prestigious golf course, excellent schools, and top-class medical facilities.

The flow of this immaculate home is designed around great entertaining spaces and capitalises on the incredible view. Substantial value is offered with two separate cottages that will work well for extended family or for rentable income. Plus, a third space works well as a domestic room or Airbnb.

The main house offers beautifully curated open-plan spaces that provide a comfortable flow. The bedrooms are...

### Features

|                     |     |                     |                     |
|---------------------|-----|---------------------|---------------------|
| <b>Pets Allowed</b> | Yes |                     |                     |
| <b>Interior</b>     |     | <b>Exterior</b>     | <b>Sizes</b>        |
| Bedrooms            | 5   | Garages             | Floor Size          |
| Bathrooms           | 3   | Carports / Parkings | 573m <sup>2</sup>   |
| Kitchens            | 1   | Security            | Land Size           |
| Recep. Rooms        | 4   | Dom. Accom.         | 1,917m <sup>2</sup> |
| Studies             | 1   | Pool                |                     |
| Furnished           | No  | Views               |                     |
| <b>Extras</b>       |     |                     |                     |
| Double-storey       |     |                     |                     |