



**Sally Searle**  
0828288929  
sally@meridianrealty.co.za



**Simon Revington**  
0722044486

simon@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL15967



**R6,990,000**

🛏 3 🛁 3.5 🚗 2

**Monthly Bond Repayment** R70,964.50

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R632,666.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R4,200

## Exclusive Estate Living on the banks of the Keurbooms and Bitou Rivers

### JOINT MANDATE

This property sale will attract VAT, not transfer duty, at a sale price of R7 935 000 incl. VAT

A unique estate located between the Bitou and Keurbooms rivers within the established and secure grounds of Twin Rivers Private Estate. The six standalone private homes provide uninterrupted access to both rivers and surrounding wildlife and birdlife within the gated estate, with the popular Angling Club only a 5 minute walk away. The private clubhouse offers a tennis court and swimming pool to be enjoyed by residents. Expansive estate grounds offer seemingly endless walking opportunities, with the resident springbok and birdlife for company. A bird-watching dam and the lush riverside foliage are a birdwatcher's paradise. Shore and water-based fishing is on your doorstep, as is the most convenient boat access to...

## Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	313m <sup>2</sup>
Bathrooms	3.5			Land Size	600m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Garages	2				
Carports / Parkings	2				
Security	Yes				
Pool	No				
Views	False				

