



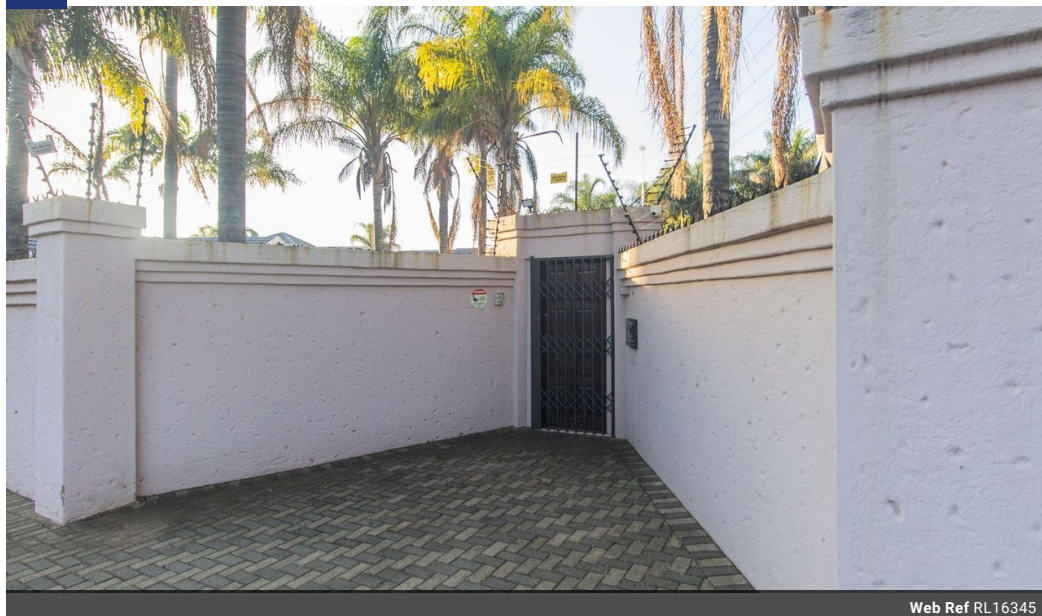
Lynn Nelson  
066 058 3702  
lynn@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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

NEW



Web Ref RL16345



R4,375,000

4 3 4

**Monthly Bond Repayment** R44,416.27

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R327,091.00 **Bond Costs** R55,380.00

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

**Monthly Rates** R2,500

### Oasis-living in the heart of Welgelegen!

Looking for a property where you can enjoy time with your friends and family? This is the ultimate home to host your guests! Think relaxing days lounging on the deck next to the pool during summer or spending time in front of the cozy fireplaces (yes two) during the winter! It also contains the essentials and some excellent upgrades: four bedrooms, three bathrooms, a four-car garage, and a revamped kitchen featuring quartz counter tops! The fourth bedroom has its own entrance on the wrap-around stoep with a lounge and an en-suite, ideal for a young adult staying with you. Five air conditioners and an outside built-in braai will add to your comfort in this house!

Off-grid living is possible at this oasis with a strong borehole, two Jojo tanks, two solar geysers, 32 solar panels generating about 60kva on a sunny day and seven...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	700m <sup>2</sup>
Land Size	1,488m <sup>2</sup>

