

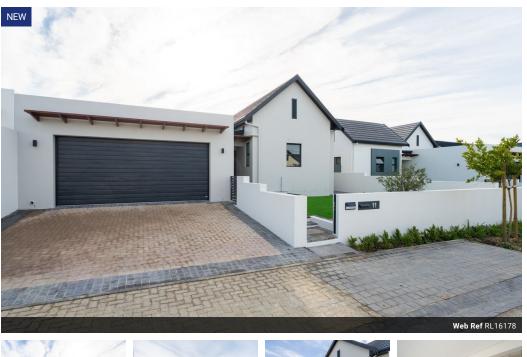


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## Contact Virtual Office

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





# R4,850,000



 Monthly Bond Repayment R50,061.14

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R385,845.00

 Bond Costs R61,035.00

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

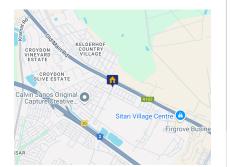
 Monthly Levy R2,500
 Monthly Rates R1,800

### Discover Modern Comforts in Sitari Country Estate - Price Inc VAT - no transfer duty

We welcome you to this beautifully designed new property that offers three bedrooms with three bathrooms, including a full ensuite, a second full bathroom, and an additional bathroom with a shower. The open-plan layout features a stylish kitchen with an island/nook, stone countertops, gas hob and oven, as well as a scullery with appliance-ready connections. The open lounge area is both light and airy in summer and warm and inviting in winter, thanks to a combustion fireplace –perfect for those cool evenings. Two of the bedrooms and the lounge open onto a peaceful courtyard, ideal for private conversations or social gatherings. The lowmaintenance garden is thoughtfully designed with cobbles, stone, and artificial lawn, providing aesthetic appeal without the upkeep. The property has a double automated garage, tiled with some...

#### Features

#### Pets Allowed Yes Interior Exterior Sizes Floor Size Bedrooms 3 2 Garages Carports / Parkings 2 Land Size Bathrooms 3 Kitchens Yes 1 Security Recep. Rooms Pool 2 No No Furnished Views False



189m<sup>2</sup>

452m<sup>2</sup>