

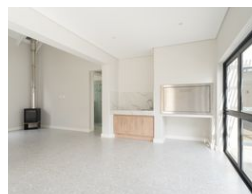


**Ian van Jaarsveld**  
0824948771  
ian@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



**R4,850,000**

3 3 2

**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

## Modern Living with Contemporary Comforts

Modern Living with Contemporary Comforts - No Transfer duty. Price inc VAT.

Welcome to this well designed property that offers three spacious, modern bedrooms and three bathrooms, including a luxurious full en-suite, a second full bathroom, and an additional bathroom with a shower. The open-plan layout is modern contemporary, featuring a stylish kitchen with an island, stone countertops, gas hob and oven, as well as a scullery with appliance-ready connections. The lounge area is both light and airy in summer and warm and inviting in winter, thanks to a combustion fireplace – perfect for cozy evenings. Two of the bedrooms and the lounge open onto a peaceful courtyard, ideal for private conversations or social gatherings. The low-maintenance garden is thoughtfully designed with cobbles, stone, and artificial lawn, providing...

## Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	189m <sup>2</sup>
Bathrooms	3	Carports / Parkings	2	Land Size	452m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

