



Droeks Malan
0826859189
droeks@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



SOLE MANDATE

Web Ref RL15680



R2,850,000

4 2 1

Monthly Bond Repayment R28,934.03

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R148,055.00 **Bond Costs** R42,185.00

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

Monthly Levy R1,832 **Monthly Rates** R1,400

Lock-up and Go with a Difference! Sole Mandate

This low maintenance property offers plenty of accommodation for the whole family. The kitchen is modern with built-in stove and gas hob. Living area is big enough for a dining- and lounge set and flows onto a patio on a small park. Single garage and enough parking for two cars on the stand. Upstairs there is a small study or office area. The main bedroom has an en-suite bathroom and balcony with views that can also be accessed by another bedroom. All the bedrooms have built-in cupboards and are serviced by a second full bathroom. Potential for wall around back of property with built-in braai.

Welgevonden Estate is ever increasing in value, offering a lake area, open spaces and a facility with swimming pools, tennis and padel courts on its way in 2025!

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	1	Floor Size	14m ²
Bathrooms	2	Carports / Parkings	2	Land Size	16m ²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				