



**Luzanne Marais**  
0714075233  
luzanne@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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

NEW



SOLE MANDATE

Web Ref RL13586



**R5,590,000**

 3  2

**Monthly Bond Repayment** R57,699.33  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R472,707.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,800

## Rare Waterfront Opportunity – Rustic Charm with Sea Views

Exclusive Sole Mandate

Tucked away in a truly unique and picturesque setting, this rarely available rustic retreat offers a once-in-a-lifetime opportunity to own a slice of serenity right on the river estuary, where the calm of the river meets the majesty of the sea. With breathtaking, uninterrupted water views, this character-filled property is brimming with potential for the discerning buyer.

Featuring 3 bedrooms and 2 bathrooms, the home is perfectly positioned to take full advantage of its stunning natural surroundings. Whether you're relaxing on the deck, entertaining guests, or simply enjoying the changing tides from your living room, every corner of this home connects you to the beauty of the water.

Charming original features blend with rustic appeal, offering the ideal canvas for renovation or reinvention, bring your...

## Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	3	Carports / Parkings	2	Land Size
Bathrooms	2	Security	Yes	714m²
Kitchens	1	Pool	No	
Recep. Rooms	2	Views	True	
Furnished	No			