



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



Web Ref RL15669



**R1,100,000**

 3  1

**Monthly Bond Repayment** R11,354.07  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Rates** R310

### Dream Starter Home in Avon, Goodwood.

Discover the ultimate starter home in the heart of Avon, bursting with potential! This incredible property boasts a perfect garden oasis for family gatherings and celebrations, an ideal playground for kids and friends, and endless possibilities to create your dream.

The home has 3 bedrooms, 1 bathroom, an open-plan lounge, and an enclosed garden. This property truly excels with its practical features, including three designated parking spaces and a huge carport, ensuring you and your visitors have plenty of room for your vehicles. Located in a bustling residential market, this home is ideal for those seeking extra ground to expand—perfect for growing families, gardening enthusiasts, or those wanting more outdoor space.

Close to essential amenities and community attractions. Don't miss out on this exceptional chance to own a...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	87m <sup>2</sup>
Land Size	495m <sup>2</sup>