



**Eran De Clercq**  
0828957085  
eran@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL15162



**R4,450,000**

 3  3  2

**Monthly Bond Repayment** R45,932.38  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R337,509.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,140

### 3 Bedroom House For Sale in Gordons Bay Village

This exquisite newly renovated family home, all on one level, is ideally situated approximately 100 metres from the main beach and restaurants in the charming Old Village of Gordon's Bay. It presents a perfect opportunity for a holiday retreat or a comfortable retirement residence.

The property features an open-plan living and dining area that seamlessly connects to a beautifully manicured private garden, enhancing the overall ambiance. The modern kitchen is equipped with Caesarstone countertops, a central island, and a built-in stove, making it both functional and stylish. The living area is complemented by a cosy fireplace, ideal for creating a warm atmosphere.

This home includes three spacious bedrooms and three modernised bathrooms, providing ample accommodation for family and guests. Additional conveniences include a...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	1
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	242m <sup>2</sup>
Land Size	612m <sup>2</sup>