



**Leentjie Barnard**  
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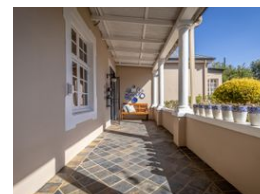
Contact **Virtual Office**

086 1732589

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



Web Ref RL14627



**R4,999,500**

**Monthly Bond Repayment** R51,604.26  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R402,290.00    **Bond Costs** R61,035.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

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### Charming Golden Oldie with Granny Flat in Heidelberg Central.

Step into a world where old-world charm meets modern elegance in this exquisite 3-bedroom, 3-bathroom home with a large entertainment area (70m<sup>2</sup>), set on a generous double stand of 2675 m<sup>2</sup>. The spacious granny flat comprise of 2 bedrooms, 1.5 bathrooms, kitchen, spacious living area that overlooks the manicured back yard with ample parking.

**Main house features:**

- 4 bedrooms: Spacious and character-filled, with beautiful wooden floors.
- 3 bathrooms: Modern and well-equipped to meet all your needs.
- Character details: Wooden floors, bay windows, and French doors add a touch of classic elegance.
- Wrap-around stoep: Perfect for enjoying morning coffee or evening relaxation.
- Natural light: Large windows throughout the home let in ample natural sunlight.

**Additional buildings:**

Entertainment room (70 m<sup>2</sup>) with a separate bathroom,...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	592m <sup>2</sup>
Bathrooms	3	Carports / Parkings	6	Land Size	2,675m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	1		
Furnished	No	Pool	No		
		Views	False		