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Stellenbosch  
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Web Ref RL13633



**R4,300,000**

 4  3  2

**Monthly Bond Repayment** R44,384.10  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,841.00 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,860 **Monthly Rates** R3,488

**Luxury, comfort and security all in one!!**

Meridian Realty proudly presents to you this turn-key property situated in the prestigious Heidelberg Kloof Nature Estate. This spacious 4-bedroom family home was specifically designed with comfort in mind and therefore ticks ALL the boxes. It comprises of a inverter system big enough to service the entire home during load shedding and 2 slimline JoJo tanks with pump supplying the house directly of water. The entire home is spread over one level with no stairs whatsoever, which makes it the perfect home for everyone!!!! Upon entrance one is welcomed by a large living area with higher-than-normal ceiling with beautiful, exposed beams. This home is modern and open plan with the perfect blend of character created by the finishes used. The lounge / braai area is fitted on both sides with aluminium stacker doors that opens onto the...

**Features**

| <b>Interior</b> |    | <b>Exterior</b>     |       | <b>Sizes</b> |                     |
|-----------------|----|---------------------|-------|--------------|---------------------|
| Bedrooms        | 4  | Garages             | 2     | Floor Size   | 320m <sup>2</sup>   |
| Bathrooms       | 3  | Carports / Parkings | 2     | Land Size    | 1,120m <sup>2</sup> |
| Kitchens        | 1  | Security            | Yes   |              |                     |
| Recep. Rooms    | 2  | Dom. Accom.         | 1     |              |                     |
| Furnished       | No | Pool                | Yes   |              |                     |
|                 |    | Views               | False |              |                     |