

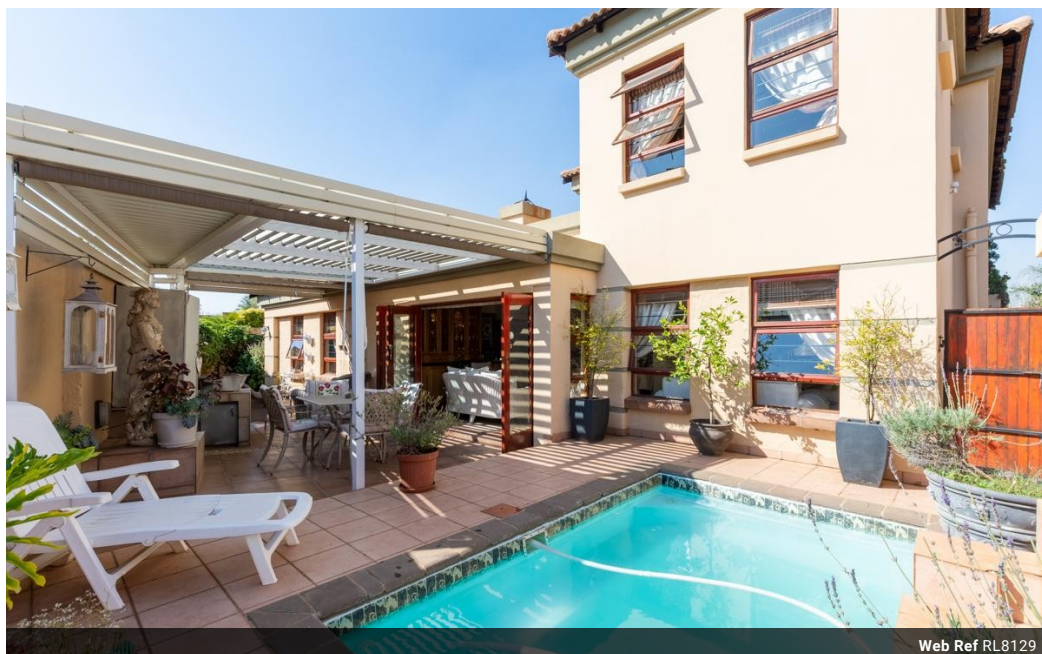


**Leentjie Barnard**  
0790394873  
leentjie@meridianrealty.co.za

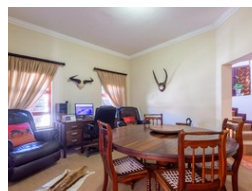
Contact **Virtual Office**

086 1732589

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



Web Ref RL8129



**R2,670,000**

5 Bedrooms, 4 Bathrooms, 2 Carports

**Monthly Bond Repayment** R27,559.43  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R131,487.00    **Bond Costs** R40,300.00

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

**Monthly Levy** R800    **Monthly Rates** R1,981

**Opulent Tuscan living with breathtaking views ..... an absolute must view ....**

Nestled on the foothills of the Suikerbos Nature Reserve, this Tuscan inspired double storey family home, oozes street appeal and beautiful views. This immaculate and lived in home offers it all - great security on a 479 sqm stand with all the bells and whistles.

The downstairs area comprises of:

2 bedrooms and 2 bathrooms (one en-suite) - IDEAL for grandparents to live in or to be used as a private home office. The large open plan living areas include a lounge with a gas fireplace, spacious & sunny dining room / entertainment room with a built in braai that opens with stack doors onto a private and enclosed courtyard with a heated solar swimming pool and a low maintenance back garden. Tastefully designed kitchen with granite tops, ample built in cupboards and a separate scullery.

The upstairs area comprises of 3...

**Features**

Interior		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	400m <sup>2</sup>
Bathrooms	4	Carports / Parkings	2	Land Size	479m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

