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Contact **Virtual Office**

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



Web Ref RL11918



R1,950,000

 4  2  3

Monthly Bond Repayment R20,127.67

Calculated over 20 years at 11% with no deposit.

Transfer Costs R72,206.00 **Bond Costs** R32,760.00

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

Monthly Rates R225

Perfect 2 ha plot to accommodate your business & personal needs

Meridian Realty proudly present this 2 ha small holding to you. Situated in the Spaarwater area and very close to the R23 main road (approximately 150 m), this piece of land is ideal if you are looking for truck space, close to the N3. The pan handle makes it possible to run your business at the back of this property, on the open 1 ha stand, with you either being able to stay in the 4 bedroom house at the front, or use this property as an operational building & office space.

What is on offer:

- A 4 bedroom, 2 bathroom home with kitchen, 3 lounge areas, dining room
- 3 Lock up garages
- A borehole (60 m deep), pump room & a dam (pumps 3 600L per hour)
- 3 Phase electricity
- A vacant 1 ha stand adjacent to the front stand - ideal to run a business from
- Easy access to and from the N3, R23 which will connect...

Features

Interior

Bedrooms 4
Bathrooms 2
Kitchens 1
Recep. Rooms 4

Exterior

Garages 3
Carports / Parkings 6
Security Yes
Dom. Accom. 1
Pool No
Views No

Sizes

Land Size 2Ha

