



**Andre Stassen**  
 082 928 6139  
 andre.stassen@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



SOLE MANDATE

Web Ref RL15849



**R7,750,000**

 4  3.5  1

**Monthly Bond Repayment** R79,994.60  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R721,728.00 **Bond Costs** R75,285.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,270

### A Home to Steal Your Heart

Step into a world of coastal elegance with this recently remodelled, modern beach house. Designed with meticulous attention to detail, this home offers a seamless blend of style, comfort, and functionality—perfect for those who appreciate the finer things in life. As you enter, an inviting entertainment room sets the tone with a stylish accent wall and a cozy combustion fireplace, ideal for winter evenings. The open-plan living areas are bathed in natural light, with large doors creating an airy, free-flowing ambiance. The sleek, fully equipped kitchen, featuring a Smeg stove, serves as the heart of the home—perfect for hosting and connecting with loved ones.

This level features also two spacious bedrooms with a shared bathroom, a separate guest cloakroom, and a convenient laundry/scullery leading to a large, automated garage...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	1	Floor Size	270m <sup>2</sup>
Bathrooms	3.5	Carports / Parkings	2	Land Size	495m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				